COMMUNITY DEVELOPMENT COMMISSION Village of Bensenville VILLAGE HALL April 2, 2024 6:30 PM

- I. Call Meeting to Order
- II. Roll Call and Quorum
- III. Pledge of Allegiance
- IV. Public Comment
- V. Approval of Minutes

March 5, 2024 Community Development Commission Meeting Minutes

VI. Action Items:

- CDC Case 2024-03: Consideration of Site Plan Review, Special Use Permit (Medium Industrial), and Variations, Driveway Width and Tree Replacement Rate Requirements, for 740 County Line Road
- CDC Case 2024-04: Consideration of Variations for a new Electronic Message Sign within a new Monument Sign at 500 W Jefferson Street
- 3. CDC Case 2024-06: Consideration of a Special Use Permit (Motor Vehicle Repair and/or Service) at 211 Beeline Drive Unit 1
- 4. CDC Case 2024-07: Consideration of a Variation, Fence in the Corner Side Yard at 352 S Church Road for the extension of a fence into the corner side yard
- 5. CDC Case 2024-08: Consideration of a Special Use Permit (Day Care Center) at 1347 Irving Park Road
- 6. CDC Case 2024-09: Consideration of a Special Use Permit (Day Care Center) at 2 S Addison Street
- 7. CDC Case 2024-10: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses) & Chapter 11 (Definitions).
- VII. Report from Community and Economic Development
- VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE: Minutes	SUBMITTED BY: Corey Williamsen	DEPARTMENT: Village Clerk's Office	DAT E: April 2, 2024			
DESCRIPTION: March 5, 2024 Community Development Commission Meeting Minutes.						
SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:						
REQUEST:						

SUMMARY:

RECOMMENDATION:

ATTACHMENTS:

Description Upload Date Type

DRAFT_240305_CDC 3/25/2024 **Cover Memo** Village of Bensenville Board Room 12 South Center Street DuPage and Cook Counties Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 5, 2024

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL: Upon roll call the following Commissioners were present:

Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Absent: None

A quorum was present.

STAFF PRESENT: K. Pozsgay, K. Quinn, C. Williamsen

JOURNAL OF

PROCEEDINGS: The minutes of the Community Development Commission

Meeting of the December 5, 2023 were presented.

Motion: Commissioner King made a motion to approve the minutes as

presented. Commissioner Wasowicz seconded the motion.

All were in favor. Motion carried.

Director of Community and Economic Development, Kurtis

Pozsgay and Village Planner, Kevin Quinn were present and sworn

in by Chairman Rowe.

PUBLIC

COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2024-01

Petitioner: Ryan Medley **Location:** 145 S. Ellis Street

Request: Variation, Fence in the Corner Side Yard

Municipal Code Section 10-7-4C-7a

Motion: Commissioner Wasowicz made a motion to open CDC Case No.

2024-01. Commissioner Marcotte seconded the motion.

ROLL CALL: Upon roll call the following Commissioners were present:

Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Absent: None

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-01 at 6:32 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2204. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Pozsgay stated the Petitioner is seeking approval of a variation to construct a fence in the corner side yard of their property. Mr. Pozsgay stated the proposed fence is 5-foot-high cedar wood fencing that would extend the fence line further into the corner side yard on the Grove St side. Mr. Pozsgay stated the proposed fence location does not extend past the front façade of the adjacent neighbor's house.

Ryan Medley, property owner, was present and sworn in by Chairman Rowe. Mr. Medley reviewed the proposed fence plan with the Commission. Mr. Medley stated the plans will match the neighbors fence to the east. Mr. Medley stated he has no objections to Staff's recommendations.

There were no further questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay reviewed the Approval Standards for the proposed variation consisting of:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. Compatible with Surrounding Character: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship**: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

5. **Minimum Deviation Needed**: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

6. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Pozsgay stated:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Fence in the Corner Side Yard at 145 S. Ellis Street with the following conditions:
 - a. Fence shall be setback 19 feet from the north (Grove Avenue) property line, as shown in plans;
 - b. Fence shall be 5 feet high, as proposed by the applicant.

There were no questions from the commission.

Motion: Commissioner Marcotte made a motion to close CDC Case No.

2024-01. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-01 at 6:37 p.m.

Motion: Commissioner Marcotte made a motion to approve the Variation;

Fence in the Corner Side Yard; Municipal Code Section 10-7-4C-7a with Staff's Recommendations. Commissioner Rott seconded

the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Community Development Commission Meeting Minutes March 5, 2024 Page 5

Public Hearing: CDC Case Number 2024-02

Petitioner: CPI/DSP Larsen Lane Owner, LLC

Location: 700 Larsen Lane

Request: Variation, Setback Requirements

Municipal Code Section 10-6-21-1F

Variation, Rooftop Mechanical Equipment Screening

Requirements

Municipal Code Section 10-7-4-13b

Motion: Commissioner Chambers made a motion to open CDC Case No.

2024-02. Commissioner Marcotte seconded the motion.

ROLL CALL: Upon roll call the following Commissioners were present:

Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Absent: None

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-02 at 6:39 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2204. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Pozsgay stated the Petitioner, CPI/DSP Larsen Lane Owner, L.L.C, is seeking approval of two variances. Mr. Pozsgay stated the first variation seeks to reduce the 20' setback requirement on the west boundary of the storage area to 2' on the west boundary. Mr. Pozsgay stated they seek this to increase the usable area for outdoor storage while remaining under the allowable 25% of outdoor storage within the lot area.

Mr. Pozsgay stated the second variation seeks to remove the screening requirement for roof-mounted mechanical equipment, as the proposed 24" roof mounted make-up unit is over 10' from any supporting wall and over 1,000' from the main ROW.

Emily Wench, CPI/DSP Larsen Lane Owner, LLC, was present and sworn in by Chairman Rowe. Ms. Wench stated the wet side of the property requires a 20 foot setback and the proposed plans allow for a 2 foot setback. Ms. Welch reviewed plans for the mechanical screening proposal as well.

Commissioner Rott asked how close the proposed operations were to Residential properties. Ms. Welch stated there is no residential property close by; the property is surrounded by industrial.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay reviewed the Approval Standards for the proposed variations consisting of:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. Compatible with Surrounding Character: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship**: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

4. Unique Physical Attributes: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the application.

5. **Minimum Deviation Needed**: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

6. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Pozsgay stated:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Setback Requirement.
- 2. Any proposed screening of the outdoor storage must be opaque.
- 3. If screening is a chain link fence with slats, the slats must be of uniform color and the chain link must be powder coated black, to be approved by Zoning Administrator during permitting.
- 4. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Rooftop Mechanical Equipment Screening Requirement.

There were no questions from the commission.

Commissioner Chambers made a motion to close CDC Case No. 2024-02. Commissioner Wasowicz seconded the motion.

Motion:

Community Development Commission Meeting Minutes March 5, 2024 Page 8

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2024-02 at 6:44 p.m.

Motion: Commissioner Marcotte made a motion to approve the Variation;

Setback Requireemtns; Municipal Code Section 10-6-21-1F with Staff's Recommendations. Commissioner Rott seconded the

motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Marcotte made a motion to approve the Variation;

Rooftop Mechanical Equipment Screening Requirements;

Municipal Code Section 10-7-4-13b with Staff's

Recommendations. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Wasowicz

Nays: Rott

Motion carried.

Public Hearing: CDC Case Number 2024-03

Petitioner: 2540 Flournoy LLC
Location: 740 County Line Road

Request: Site Plan Review

Municipal Code Section 10-3-2
Special Use Permit, Medium Industrial
Municipal Code Section 10-7-2-1
Variation, Driveway Width Requirements
Municipal Code Section 10 – 8 – 8c
Variation, Tree Replacement Rate Requirements

Municipal Code Section 10 - 9 - 2B1

Motion: Commissioner Rott made a motion to open CDC Case No. 2024-

03. Commissioner Marcotte seconded the motion.

Community Development Commission Meeting Minutes March 5, 2024 Page 9

ROLL CALL:

Upon roll call the following Commissioners were present: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz Absent: None A quorum was present.

Chairman Rowe opened CDC Case No. 2024-03 at 6:47 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2204. Mr. Pozsgay stated on February 15, 2024 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Pozsgay stated the Petitioner, 2540 Flournoy LLC, is seeking approval of a site plan review, special use permit and two variances. Mr. Pozsgay stated the special use permit is to allow a medium industrial use (chemicals will be mixed on site) in a light industrial district. Mr. Pozsgay stated the first variance seeks to extend the driveway width beyond the 30 feet maximum, as stated in Municipal Code 10 - 8 - 8c. Mr. Pozsgay stated the proposed driveway exiting onto George Street would be 30.3 feet and the proposed driveway width exiting onto County Line Road would be 41.7 feet. Mr. Pozsgay stated the second variance is due to not being able to meet the tree replacement standards. Mr. Pozsgay stated they believe that meeting the Village Requirements stated in Municipal Code Section 10 - 9 - 2B1 would result in overplanting.

Edward Ivy and John Bodie of 2540 Flournoy LLC, were present and sworn in by Chairman Rowe. Mr. Bodie shared a presentation with the Commission and Members of the Public. The presentation has been attached to the minutes as "Exhibit A".

Mr. Ivy provided an overview of the companies operations. Mr. Ivy stated they lease dishwashers to restaurants. Mr. Ivy explained these dishwashers are low efficiency. Mr. Ivy stated the company provide chemicals to run the dishwashers to the restaurants and the chemicals are mixed onsite. Mr. Ivy stated they are currently located in Elk Grove Village and have outgrown their space. Mr. Ivy stated their major chemical factory is located in Atlanta, Georgia and is 30 feet away from Residential; there has never been any incidents. Mr. Ivy stated delivery from large trucks would occur once a month; daily transit vehicles will come and go from the property. Mr. ivy stated they operate 130 locations throughout the Country. Mr. Ivy stated the business is highly regulated by the IEPA.

Matt Cronin, Architect, was present and sworn in by Chairman Rowe. Mr. Cronin reviewed the revised site plan.

Commissioner Chambers asked how often tanks on site are inspected for leaks. Mr. Ovy stated inspections occur daily and records are required to be kept for years.

Commissioner Rott raised concern with trucks exiting the property and traveling on George Street. Mr. Cronin stated they are fully aware of the concerns and would be open to the idea of placing a porkchop on site to prevent exiting onto George Street.

Commissioner Rott asked where the chemicals will be placed on site. Mr. Cronin stated as far away from Residential as possible.

Commissioner Wasowicz asked that the companies safety information be made available to the Commission and Public. Mr. Ivy stated he has no objections to providing any information they have.

Public Comment

<u>Linda Bratland – 915 John Street, Bensenville, Illinois 60106</u>

Mr. Bratland was present and sworn in by Chairman Rowe. Ms. Bratland submitted her objections to the recording secretary. The submittal has been attached to the minutes as "Exhibit B".

Thomasz Klos - 818 George Street, Bensenville, Illinois 60106

Mr. Klos was present and sworn in by Chairman Rowe. Mr. Klos spoke in objection of the proposed operations. Mr. Klos stated he lives next door to the proposed site. Mr. Klos stated he has three children and their bedroom windows would look at the proposed site. Mr. Klos stated he has major concerns with the proposed chemical mixing on site. Mr. Klos stated if the applicants brought in a bucket of bleach; it would clear the room. Mr. Klos asked for clarification on parking and operations. Mr. Klos stated he has major concerns with traffic on George Street; asked for the Village to place speedbumps on George Street. Mr. Klos stated if the Village allows the company to move in; the next company will be a larger operation with more hazardous materials.

Bill Perry – 814 George Street, Bensenville, Illinois 60106

Mr. Perry was present and sworn in by Chairman Rowe. Mr. Perry raised concerns with the possibilities of explosions occurring from vapors in the air. Mr. Perry asked for more information on the companies mixing plans and operations.

Scott Sandals – 712 George Street, Bensenville, Illinois 60106

Mr. Sandales was present and sworn in by Chairman Rowe. Mr. Sandals stated he leases the property at 712 George Street. Mr. Sandals stated he does not object to the proposed site plan and operations but he does have major concerns with increased traffic on George Street.

Anna Lysy – 751 John Street, Bensenville, Illinois 60106

Mr. Lysy was present and sworn in by Chairman Rowe. Ms. Lysy stated she was objecting to the proposed operation. Ms. Lysy stated there is enough pollution in Bensenville from tobacco shops, traffic and airplanes. Ms. Lysy stated she has been a Resident on Bensenville for 30-35 years.

Jennifer Yoo – 751 John Street, Bensenville, Illinois 60106

Mr. Yoo was present and sworn in by Chairman Rowe. Ms. Yoo stated she was objecting to the proposed operation. Ms. Yoo shared information pertaining to the types of chemicals that are being planed to be mixed on site. Ms. Yoo stated children in the area can become sick as a result of a leak. Ms. Yoo stated Redmond Park is nearby. Ms. Yoo stated a chemical spill would cause the entire Village to evacuate; she sees similar incidents on the news all the time. Ms. Yoo stated she is terrified of the possibilities of a major disaster from the proposed site.

Community Development Commission Meeting Minutes March 5, 2024 Page 12

Mr. Pozsgay stated Staff recommends the continuance of the CDC case until April 2, 2024.

There were no questions from the commission.

Motion: Commissioner Marcotte made a motion to continue CDC Case No.

2024-03 until April 2, 2024. Commissioner Wasowicz seconded

the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe continued CDC Case No. 2024-03 at 7:51 p.m.

until April 2, 2024.

Public Hearing: CDC Case Number 2024-04
Petitioner: Bensenville Park District
Location: 500 West Jefferson Street

Request: Variation, Electronic Message Sign Location

Municipal Code Section 10 - 10 - 5 - 4A3

Variation, Monument Sign Height

Municipal Code Section 10 - 10 - 5 - 8c

Motion: Commissioner Chambers made a motion to open CDC Case No.

2024-04. Commissioner Wasowicz seconded the motion.

ROLL CALL: Upon roll call the following Commissioners were present:

Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Absent: None

A quorum was present.

Chairman Rowe opened CDC Case No. 2024-04 at 7:52 p.m.

Director of Community and Economic Development, Kurtis Pozsgay, was present and sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on February 15, 2024. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on February 15, 2204. Mr. Pozsgay stated on February 15, 2024

Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 3000' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

Mr. Pozsgay stated the Petitioner, Bensenville Park District, is seeking approval of two variations. Mr. Pozsgay stated the first variation seeks to allow an electronic message sign within one mile of an established electronic message sign. Mr. Pozsgay stated the sign is located within one mile of an electronic message sign located at 1047 S York Road, thus requiring a variation from the requirements of the existing code. Mr. Pozsgav stated the proposed sign will be placed in the same location as the existing monument sign along Jefferson Road. Mr. Pozsgay stated the second variation seeks to allow the monument sign upon which the electronic message sign is based to exceed the maximum height allowed for monument signs- 8 feet. Mr. Pozsgay stated the proposed monument sign would be 8.75 feet. Mr. Pozsgay stated the total sign area for the electronic message sign is approximately 23.08 SF. Mr. Pozsgay stated this covers less than 50% of the total monument sign area.

Andrew Godfrey, White Pines Golf Course Manager, was present and sworn in by Chairman Rowe. Mr. Godfrey reviewed the proposed sign with the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Pozsgay stated Staff recommends the continuance of the CDC case until April 2, 2024.

There were no questions from the commission.

Motion:

Commissioner Wasowicz made a motion to continue CDC Case No. 2024-04 until April 2, 2024. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, King, Marcotte, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe continued CDC Case No. 2024-04 at 7:59 p.m.

until April 2, 2024.

2024 Zoning Map: Mr. Pozsgay reviewed the proposed 2024 Zoning Map with the

Commission and Public. Mr. Pozsgay stated there are no changes

to the Zoning Map from the previous year.

Report from Community

Development: Mr. Quinn reviewed both recent CDC cases along with upcoming

cases.

ADJOURNMENT: There being no further business before the Community

Development Commission, Commissioner Marcotte made a motion to adjourn the meeting. Commissioner King seconded the

motion.

All were in favor. Motion carried.

The meeting was adjourned at 8:01 p.m.

BRANCH FACILITY OPERATIONS

740 COUNTY LINE RD. BENSENVILLE, IL

CONTENTS

1. <u>Company</u> <u>Overview</u>

General overview of Auto-Chlor System 2. <u>Bensenville</u> <u>Staffing</u>

Outlining the new jobs required for the new location.

3. Site Plan

General overview of the site plan.

4. <u>General</u> <u>Manufacturing</u>

More focus on how the products are made.

5. <u>Manufacturing:</u>
Blending & Filling

Giving product comparisons to common household cleaning products

6. **Product Comparisons**

Giving product comparisons to common household cleaning products

COMPANY OVERVIEW



Established 1934 in Memphis TN, which remains headquarters of our equipment manufacturing, research and development.

Family-owned, located in over 130 communities in domestic USA.

Principal function is the supply of dishwashing equipment, service and related supplies to the restaurant and hospitality industries.

Auto-Chlor "System" refers to our all-inclusive service:

Dishwashing machine maintenance & emergency repair

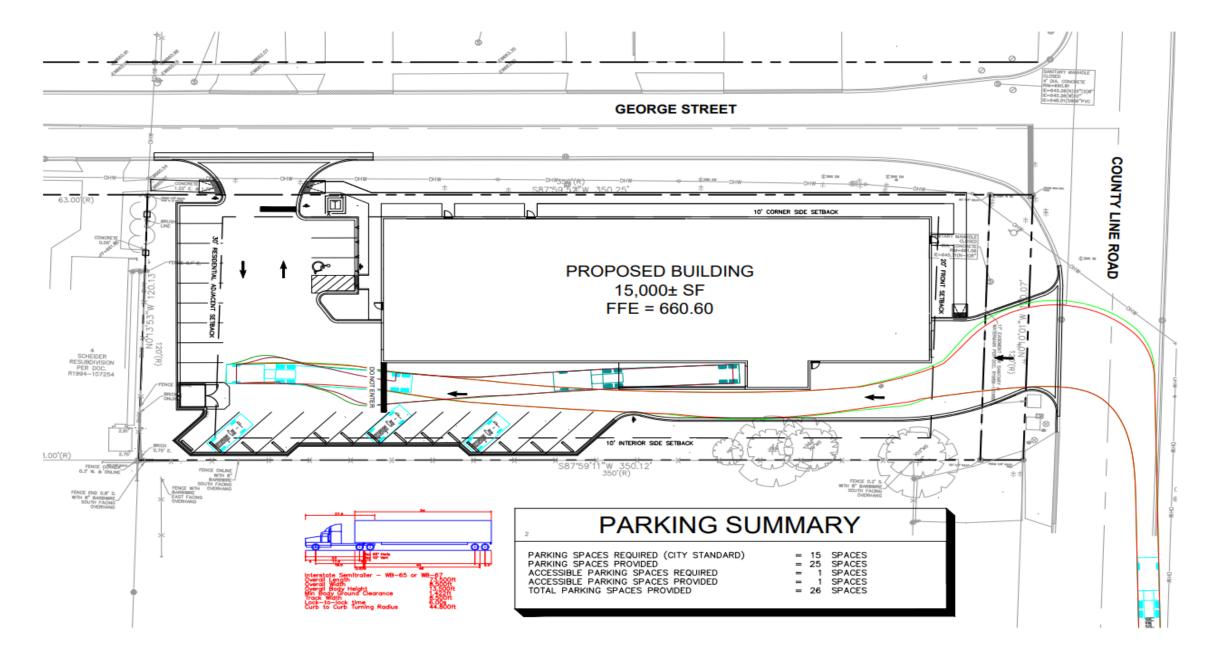
Regular delivery of associated cleaning and housekeeping supplies



Bensenville location will employ approx. 20 people:

- 5 supervisory, sales and administrative
- 10 in-field customer service representatives
- 5 manufacturing.
- Operating hours M-F 7am-6pm. Receiving hours 8am-3pm.
- Field service team leaves site at approx. 8am and returns at 3pm.
- Vehicles parked inside of warehouse after hours.

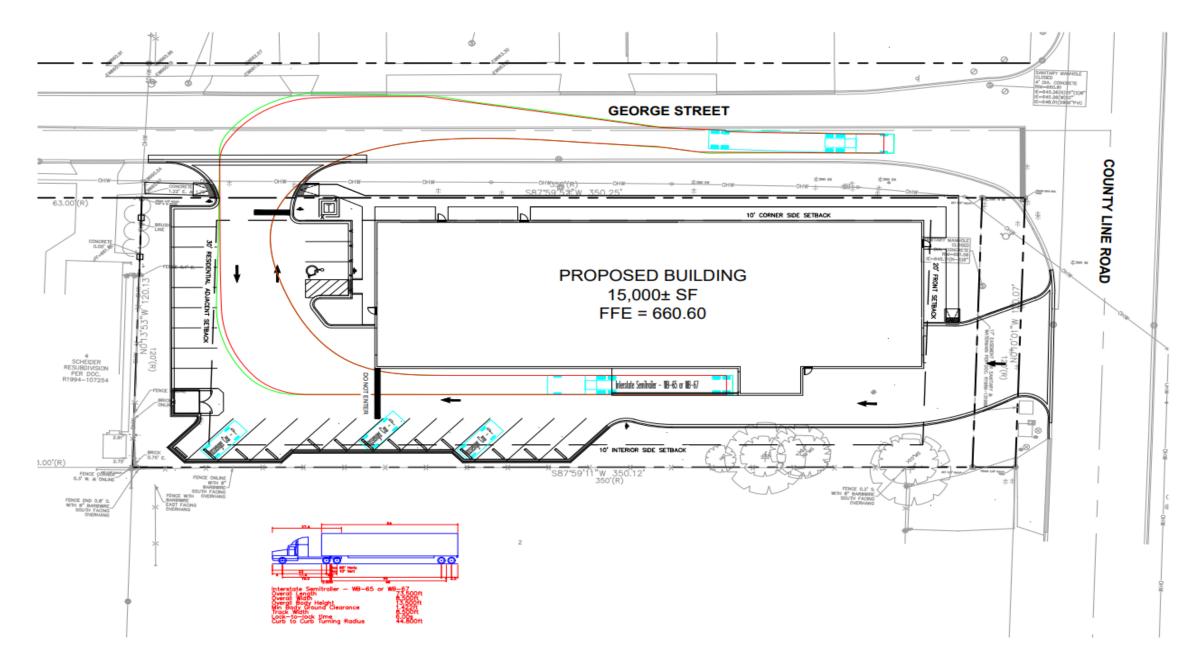














GENERAL MANUFACTURING

Auto-Chlor re-uses many of the bottles which contain our customer cleaning supplies:

- Empty bottles (sizes 2 qt 5 gallon) are picked up during customer visits and returned to our facility.
- Empty bottles are refilled and returned to customers at next service.
- Finished packages are stored in general warehouse.

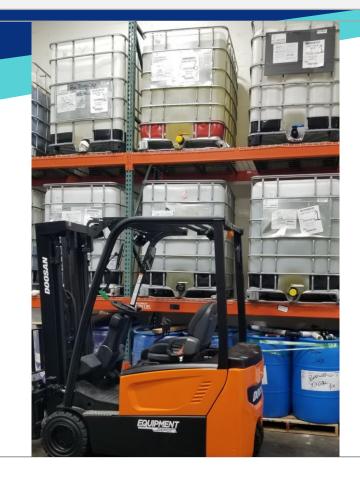


PHOTO EXAMPLES

RAWS

BLENDING

FILLING









- Items blended on site include:
 - Detergents for machine and sink dishwashing
 - Bathroom hand soap
 - Sanitizers and general-purpose cleaners
 - Typical for use in restaurants and hotels. (Product sheet)
- One tank within blending room contains 9% Liquid Bleach
 - Bottled as machine sanitizer solution
 - Bleach tank is filled 1500 gallons per delivery.
 - Truck connection is located inside the building.

PRODUCT COMPARISONS

The following are examples of consumer products with very similar characteristics of the various Auto-Chlor items produced in our facilities.

- Machine Detergents: Cascade Liquid Gel
- Machine Rinse Additives: Jet Dry
- Machine Sanitizer: Clorox Bleach
- Disinfectant Cleaner: Lysol All-Purpose Cleaner
- Liquid Hand Soap: Dial
- Manual Dishwashing Liquid: Dawn
- Degreaser: Super Clean Degreaser

PRODUCT COMPARISONS

General and All-Purpose Cleaners:

- Formula 409,
- Windex
- Simple Green
- Mr. Muscle

Specialty Cleaners:

- Lime-Away
- Easy Off
- Nature's Miracle
- Concrete & Floor Cleaner

1

March 05,2024

To: VILLAGE BOARD

COMMITTEE OF THE WHOLE

Village of Bensenville

12 S Center Street

Bensenville, ill 60106

From: Linda Bratland 915 John St. Bensenville, ill 60106 630-917-2867

CDC Case 2024-03 Auto Chlor Systems

Below are some major concerns for the case listed above, I hope this project will not be approved.

- First and foremost, this is not a business that should be approved in Zone I -1, Light Industrial District.
- 2. This is not just a Special use permit, this is a change of what is allowed in Zone I -1.
- As state in their description "Special Use Permit, Medium Industrial", that property is in the Light Industrial district.
- 4. They have stated in their request that this is in line with the surround Industry. It is not, the business that are north and south are Bensenville and are Zone I-1, Light Industrial. Their reference to the east side of County Line Road is a different town and county. That is Franklin Park and Cook County.
- 5. They have stated they have a location in Elk Grove Village they do, which is in Zone I-2.
- If we use the example of where they are located in Elk Grove Village it is located 3 miles from any residential properties.
- 7. This request they are suggesting at 740 County Line Road is within feet of many residual homes. No fence will change the fact they will be next to a home.
- 8. Their safety report is 145 pages of information on Hazardous material with many items stating no information available. They are giving a report and not supply information on Hazardous material, this is alarming. If a company is giving information about safety I would think they would make sure to have all the information.
- Allowing this special use permit, which it is not, it is a change to the zone for that property will only open the door for other business to asking for special use permits not in line with Zone I-1.
- 10. This location will have to be monitored to make sure they are keeping in code; our village already are short staffed and cannot keep up with the monitoring of locations that are not keeping within code.
- 11. The amount of tax dollars that this location will generate is not worth the safety of the surround community and its residents.
- 12. In no way should this special use permit be granted. No matter how it is worded this is not a special use permit it is a change to the zoning of this property.
- 13. No chemicals mixing, storing or dispensed should be in a Zone I-1 and feet of residents.

TYPE: Public Hearing	SUBMITTED BY: K. Quinn	DEPARTMENT: CED	DATE: 03.05.24
		view, Special Use Permit (Med ate Requirements, for 740 Cou	,
· · · · · · · · · · · · · · · · · · ·	RTS THE FOLLOWING	APPLICABLE VILLA	

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

inancially Sound Village Enrich the lives of Residents

Financially Sound Village

Quality Customer Oriented Services
Safe and Beautiful Village

X Major Business/Corporate Center

X Vibrant Major Corridors

REQUEST:

Site Plan review

Municipal Code Section 10 - 3 - 2

Special Use Permit, Medium Industrial

Municipal Code Section, 10 - 7 - 2 - 1

Variation, Driveway Width Requirements

Municipal Code Section 10 - 8 - 8c

Variation, Tree Replacement Rate Requirements

Municipal Code Section 10 - 9 - 2B1

SUMMARY:

- 1. The Petitioner, 2540 Flournoy LLC, is seeking approval of a site plan review, special use permit and two variances.
- 2. The special use permit is to allow a medium industrial use (chemicals will be mixed on site) in a light industrial district.
- 3. The first variance seeks to extend the driveway width beyond the 30 feet maximum, as stated in Municipal Code 10 8 8c. The proposed driveway exiting onto George Street would be 30.3 feet and the proposed driveway width exiting onto County Line Road would be 41.7 feet.
- 4. The second variance is due to not being able to meet the tree replacement standards. They believe that meeting the Village Requirements stated in Municipal Code Section 10 9 2B1 would result in overplanting.

RECOMMENDATION:

- 1. Staff recommends the Denial of the Findings and therefore the denial of the Special Use Permit.
 - Should the CDC or Village Board recommend approval, staff recommends the following conditions:
 - 1. Site Plan Review:
 - The property be developed in general compliance, except as amended herein, with the plans submitted by Charles Vincent George Architects, G2 Consulting, and Kimley-Horn dated 01/04/2024 revised 02/28/24, and all other Village Code Requirements;
 - 2. Applicant shall provide a sidewalk along the property within the George Street right-of-way and a 10' multi-use path along the property within the County Line Road right-of-way to be approved by Public Works/Engineering during permitting;
 - 3. Final architectural design of the principal structure and parking blocks/bollards to be approved by Zoning Administrator prior to permit approval;
 - 4. Final mechanical equipment screening (rooftop and ground) to be approved by Zoning Administrator prior to permit approval;
 - 5. Applicant shall coordinate with staff during permitting to provide street trees when feasible within portions of the right-of-way where adequate spacing is present;

- 6. All landscape requirements outside of received variations shall be met during permitting. Final Landscape plan to be approved by zoning administrator prior to permit approval;
- 7. All illumination standards as outlined in Village Code section 10-9-8 Outdoor Lighting shall me met at permitting;
- 8. Applicant shall coordinate with staff to ensure proper striping and directional signage for the site during the permitting process.
- 2. Special Use Permit:
 - 1. The Special Use Permit be granted solely to Auto Chlor System and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
- 2. Staff recommends the Approval of the Findings and therefore the approval of the Findings for the Variation for Driveway Width.
 - 1. Applicant to work with staff on eliminating turning movements for trucks going west on George St.
 - 2. Applicant to work with staff on design and placement of the County Line Rd driveway.
- 3. Staff recommends the Approval of the Findings and therefore the approval of the Findings for the Variation for Tree Replacement Rate.
 - Additional trees shall be added to the site on the final landscape plan where feasible. If tree
 replacement rates cannot be fully met on the final landscape plan for the property, then applicant
 shall coordinate with staff to determine an appropriate fee-in-lieu for the remaining required tree
 replacement, to be approved by the Zoning Administrator.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	2/29/2024	Cover Memo
Aerial & Zoning	2/28/2024	Backup Material
Legal Notice	2/28/2024	Backup Material
Application	2/28/2024	Backup Material
Approval Standards 1	2/28/2024	Backup Material
Approval Standards 2	2/28/2024	Backup Material
Site Plans	2/28/2024	Backup Material
Truck Turn Exhibit	2/28/2024	Backup Material
Plat of Survey	2/28/2024	Backup Material
3rd Submittal	2/29/2024	Backup Material
Safety Data Sheets	2/29/2024	Backup Material
Additional Materials	3/28/2024	Backup Material
Staff Report	3/28/2024	Executive Summary



Community Development Commission Public Hearing 3.05.24

CDC Case #2024 - 03

2540 Flournoy LLC 740 County Line Road

Site Plan Review
Municipal Code Section 10 – 3 – 2

Special Use Permit, Medium Industrial Municipal code Section 10 – 7 – 2 – 1

Variation, Driveway Width Requirements Municipal Code Section 10 – 8 – 8c

Variation, Tree Replacement Rate Requirements

Municipal Code Section 10 – 9 – 2B1

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans





Special Use Permit; Variations, Driveway Width & Tree Removal Replacement Rate Municipal Code Section 10-8-8c, Municipal Code Section 10-9-2B1



Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, March 5, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 - 03 to consider a request for:

Special Use Permit, Medium Industrial Municipal Code Section 10 - 7 - 2 - 1

Variation, Driveway Width Municipal Code 10 – 8 – 8C

Variation, Tree Removal Replacement Rate Municipal Code 10 – 9 – 2B – 1

At 740 County Line Road is an existing I-1 Light Industrial District. The Public Hearing will be held in the Village Board room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 1 IN BLOCK 3 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171311, IN DUPAGE COUNTY ILLINOIS.

2540 Flournoy LLC, represented by Ed Ivy, of 450 Ferguson Drive, Mountain View, California 94043, is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 5, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT FEBRUARY 15, 2024



COMMUNITY DEVELOPMENT COMMISSION

DEVELOPMENT REVIEW PROCESS

PROCESS SUMMARY AND TIMELINE

1. Application Submittal and Requirements

Prior to submitting an application, it is suggested that applicants meet with the Community and Economic Development Staff to review the application requirements and procedures. Incomplete applications cannot be accepted and/or processed. All questions regarding the request should be directed to the Community and Economic Development Department at (630) 350-3413.

2. Village Staff Review & Recommendations

- 1. Village Staff will transmit the complete application to Village Departments for their review.
- 2. The Village Staff then prepares a Staff report that is sent to the applicant.
- 3. The applicant shall respond to the Staff report either by making requested/required revisions or stating why such revisions should not be made.
- 4. Upon resubmittal the applicant's responses will be reviewed by the Village Departments.
- 5. Final Staff report and recommendation is prepared.
- Only after this final Staff report and recommendation are complete can a Public Hearing date be scheduled and the public review portion of the process begins.

3. Public Review & Decision

There are three distinct sections to the Public Review; the Public Hearing before the CDC, the Village Board Committee of the Whole (COW) meeting, and the full Village Board meeting. All fees and Village Staff services associated with the Public Review can be found on the attached fee schedule. Not less than 15 days nor longer than 30 days prior to the Public Hearing a three-pronged notice approach is required:

- 1. The Village publishes a Legal Notice of the Public Hearing in a local newspaper. The cost is deducted from the application fees.
- 2. The Village will provide written notice to owners of record within 250' (exclusive of Rights Of Way). These written notices are sent via first-class mail by Village Staff. Village Staff will then complete the Certificate of Mailing Affidavit for the application. The cost of the mailing will be deducted from the application fees.
- 3. The Village posts the notice of Public Hearing sign(s) on the property. A small fee to be deducted from the application fees.

A) CDC Public Hearing & Non-binding Recommendation

The CDC conducts the Public Hearing on the 1st Tuesday evening of the month at <u>6:30 PM</u>. The applicant, municipal Staff and general public will make presentations, written comments are also accepted. At the close of the Public Hearing, the CDC discusses the request and then makes Findings of Fact and a <u>non-binding recommendation</u> to the Village President and Board of Trustees.

B) Village Board Committee Of the Whole

The Committee Of the Whole meets on the 3rd Tuesday evening of the month at 6:30 PM. The committee reviews the application, Staff report Findings of Fact and recommendation from the CDC. The applicant should be present at this meeting to answer any questions or make a brief presentation if necessary. The COW will vote on the application and forward the vote to the full Village Board or remand the request back to the CDC for additional discussion.

C) Village Board

The full Village Board has the final decision making authority on the application. Our Village Board meets the 2nd and 4th Tuesday evening of the month at 6:30 PM. A draft Ordinance is prepared by Staff for the Village Board's review and consideration. The Board will discuss the request and vote on the Ordinance. The Village Clerk will forward a copy of the approved Ordinance to you in the weeks following the Village Board meeting.

	For Office Use Only	y
Date of Submission:	MUNIS Account #:	CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 740 County Line Road, Bensenville, IL			
Property Index Num	ber(s) (PIN): 0324406027		
A. PROPERTY (OWNER:		
Ed Ivy	2540 Flournoy LLC		
Name 450 Ferguson Drive	Corporation (if applicable)		
Street			
Mountain View	CA	94043	
City	State	Zip Code	
Ed Ivy	650-967-3085	ivye@autochlor.com	
Contact Person	Telephone Number	Email Address	
B. APPLICANT:	Check box if same as c	owner	
Street			
City	State	Zip Code	
Contact Person	Telephone Number	Email Address	
 ☑ Site ☑ Spe ☑ Var ☐ Adr ☐ Zon ☐ Plat ☐ Plar 	N REQUESTED (Check applicable): Plan Review cial Use Permit iation ministrative Adjustment ing Text or Map Amendment ing Appeal of Subdivision nexation med Unit Development* aff for additional information on quests	SUBMITTAL REQUIREMENTS: Affidavit of Ownership** (signed/notarized) Application** Approval Standards** Plat of Survey/Legal Description Site Plan Building Plans & Elevations Engineering Plans Landscape Plan Tree Preservation and Removal Plan Application Fees Fees agreement** **Item located within this application packet.	

Brief Description of Request(s): (submit separate sheet if necessary)

Ne	ew medium industrial facility in the I-1 district. This is an allowable special use within
the	e district. Facility to be used for warehouse and processing of dishwashing detergents
an	d sanitizers.
C.	PROJECT DATA:
1.	General description of the site: Currently vacant, proposed new dishwashing detergent facility
2.	Acreage of the site: .965 Building Size (if applicable): ±16,000
3.	Is this property within the Village limits? (Check applicable below) ✓ Yes No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4.	List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I-1	Vacant	Bensenville
North:	I-1	Industrial / Commercial	Bensenville
South:	I-1	Industrial / Commercial	Bensenville
East:	I-2	General Industry	Franklin Park
West:	R-2	Single Family Home	Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

☐ Approval Standards For Site Plan Review

- 1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
- 2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
- 3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
- 4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
- 5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
- 6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
- 7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
- 8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

□ Approval Standards for Special Uses

- 1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
- 5. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Variations

- The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Administrative Adjustment

- The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general
 welfare of the public.
- 2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
- 3. The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
- The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Zoning Text or Map Amendments

- 1. Approval standards for text amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - c. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
- 2. Approval standards for map amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
 - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
 - d. The proposed amendment addresses the community need for a specific use.
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

□ Approval Standards for Planned Unit Developments

- A. The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
- B. The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
- C. The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
- D. The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
- E. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
- F. The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

APPLICATION FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REQUIRED	FEE
Variation for Residential Use	\$100
Annexation Petition	\$250
Appeal of Director	\$500
Comprehensive Plan Map Amendment	\$500
Comprehensive Plan Text Amendment	\$500
Plat of Subdivision	\$500
Special Use Permit	\$500
Variation for Nonresidential Use	\$500
Zoning Map Amendment	\$500
Zoning Text Amendment	\$500
Planned Unit Development	\$750
PUD Amendment	\$500

Processing Fees: \$200

The Staff will provide, as a service to the applicant, the following as legally required:

- Publish the required legal notice in local publication
- Post a public hearing sign on the property visible from the public way
- Mail the legal notice to each property owner within 250 feet of the applicant property

Any required Recording of Documents will be the responsibility of the applicant with fees Assessed by the County.

Application fees are non-refundable and payment does not constitute approval of project

In cases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat are being requested simultaneously one fee is collected.

Reimbursement of Fees: In addition to the fixed fee(s) provided above, the petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant shall liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Petitioner/Applicant

1-30-2024

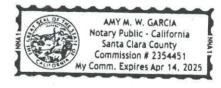
Date

STATE OF ILLINOIS)	SS.		
COUNTY OF DUPAGE AND COOK)	is.		
	F OWNERSHIP		
oath states:	_the undersigned Affiant, being first duly sworn, on		
That Affiant has personal knowledge of the representations all necessary documents, records of confirm the statements and representations here.	oresentations and statements made herein, and has ownership and such other information as is required to		
That the owner(s) and contract purchaser(s), if is (are) the owner(s) of record and contract purchaser purchaser.	any, as set forth on the Petition attached hereto		
	red of lenders or of others holding an interest in the		
 This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and, 			
 Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury. 			
IN WITNESS WHEREOF, the undersigned has e	executed this Affidavit of Ownership this		
30 day of, January, 2024			
	Elward dwy Signature		
	Signature		
SUBSCRIBED and SWORN to			
before me this 30 day of, Janvary, 2024.			
before me this 30 day of, January, 2024. See & Hicked (A Dunt Notary Public			

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of
Subscribed and sworn to (or affirmed) before me on
this
by Edward luy
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature
(Seal)





January 31, 2024

Village of Bensenville Community Development Commission 12 S. Center Street Bensenville, IL 60106

Re: Auto Chlor System – Office and Warehouse Facility

740 County Line Road, Bensenville, IL 60106

CVG project # 2023-176

Dear Community Development Commission,

The following letter provides our responses to the Approval Standards for Site Plan Review and Special Uses for the proposed development located at 740 County Line Road.

Approval Standards for Site Plan Review Comments:

1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

The subject parcel is zoned I-1. This aligns with the other adjacent properties to the north and south along County Line Road. The properties along the west side of County Line Road are primarily smaller industrial uses, and the uses on the east side are larger industrial. The parcel to the west is zoning R-2, a Single-Unit Dwelling District.

2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

The proposed site plan will contain proposed truck movements within the site limits. While additional vehicular traffic is expected on-site compared to its existing vacant condition, adequate landscape screening is proposed along the western and southern property lines for neighboring properties. Additional landscape is also proposed along the northern property line to provide screening to George Street.

Proposed lighting will follow Village of Bensenville requirements and will limit the footcandles along the property lines.

3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Associated utilities for the proposed building include gas, electric, telecommunications, storm, sanitary, and water. Please refer to the included utility plan for details.

4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

The existing site is currently open space with an existing curb cut to County Line Road. While the site will be paved as needed to accommodate vehicular movements on-site, additional plantings will be installed per Village of Bensenville requirements.

5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

The proposed site plan includes sidewalk for pedestrian traffic from public ROW and proposed ADA parking stalls. The site also accounts for a future right-of-way dedication along County Line Road.

6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Two curb cuts are proposed as part of the development. One is located at the southeast corner of the site, connecting to County Line Road, and one is at the northwest corner of the site, connecting to George Street. The curb cuts are located as far from the existing intersection as possible to limit vehicular conflicts.

Truck movements have been analyzed using Vehicle Tracking software. A WB-67 truck has been modeled to enter the site from County Line Road and leave the site via George Street.

7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

The proposed development will adhere to the Village's design requirements for the industrial district including façade articulation and material standards. The proposed design includes a primarily natural colored stone or brick façade with accents of precast concrete wall panels. The building will follow suit with the architectural character of the Eastern Business District.

8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

The site falls within the Eastern Business District of the Comprehensive Plan. The future use is proposed to be commercial/industrial flex. As part of the proposed improvements, stormwater drainage will be designed in accordance with the Village of Bensenville standards, and the DuPage County Countywide Stormwater & Floodplain Ordinance.

Approval Standards for Special Uses Comments:

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

The proposed medium industrial use will not pose any health, safety, comfort, convenience, or general welfare concerns. This facility will manufacture and distribute dishwashing detergents and sanitizers for commercial dishwashing. The manufacturing activity on site can be described as diluting commodity corrosive liquids in stainless steel tanks for transfer into consumer-sized bottles. All life safety systems required by the building code will be provided, including secondary containment.

2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

The proposed medium industrial use is compatible with the adjacent properties within the industrial zone of Bensenville and the adjacent industrial area of Franklin Park. It does not represent a significant change in use from the neighboring properties.

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

The proposed medium industrial use will not impede the development and improvement of adjacent properties within the immediate vicinity. This use is similar to the existing adjacent properties in the area.

4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

The proposed special use will not require any disproportionate needs or demand that would place an undue burden upon the existing development in the area. These items are expected to be typical for a facility of this size.

5. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

The proposed special use does not represent a significant change in use from the neighboring properties, or allowable uses under the Village's Zoning Ordinance. The Village's Comprehensive Plan identified several vacant and underutilized properties available for redevelopment in the Eastern Business District, which would include the proposed site for this special use. The medium industrial use is consistent with the surrounding character of the Village.

Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

Matthew D. Cronin, AIA

Charles Vincent George Architects, Inc.



February 8, 2024

Village of Bensenville Community Development Commission 12 S. Center Street Bensenville, IL 60106

Re: Auto Chlor System – Office and Warehouse Facility

740 County Line Road, Bensenville, IL 60106

CVG project # 2023-176

Dear Community Development Commission,

The following letter provides our responses to the Approval Standards for Variations for the proposed development located at 740 County Line Road. Based on initial feedback from Village Staff there are two items that require variations in the current design. We have outlined these items below and have provided responses to the Approval Standards for Variations.

As outlined in Village Code section 10-9-2B1, the applicant shall immediately pay the Village an amount equal to the full value of the tree to be removed if it is not replaced within one year of date of approval. We have reviewed this item with the Village Forestry Division and both agree that overplanting is a concern if we were to replace the trees as outlined in the Village code. We are proposing to provide replacement trees for a portion of the trees removed on site, while paying the fee as outlined in the section referenced above for the remaining trees.

Both driveways providing access to the site exceed the maximum allowable width laid out in the zoning code. This is required to accommodate the truck turning radius for the larger vehicles that need to pass through the site. This is consistent with the character of the surrounding industrial area.

Approval Standards for Variations:

1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

<u>Tree Removal:</u> In discussions with the Village Forestry Division, overplanting on site is a concern. The amount of trees required may affect the chances of survival of the proposed trees. The Owner is open to a discussion as to what the best route forward is. Paying the applicable fee to reduce the number of trees does not endanger the health, safety, comfort, convenience, and general welfare of the public.

<u>Driveway:</u> Due to the trucks that will enter the site, wider driveways are required on the east and north sides of the site. Truck turning movement diagrams have been included as part of this submittal, showing the truck path to the loading dock, and leaving the site. Driveways have been sized as efficiently as possible to meet the needs of the site. The larger driveways do not represent a danger to the health, safety, comfort, convenience, and general welfare of the public.

2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

<u>Tree Removal:</u> The proposed planting plan will improve the landscape of the current site, and will align with the adjacent uses.

<u>Driveway:</u> The proposed driveway is compatible with the character of the adjacent properties to the north, east, and south. The area is predominantly industrial, as is the proposed use. Various driveways along County Line Road appear to be similar widths, also exceeding the Village of Bensenville allowable widths.

3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

<u>Tree Removal:</u> As noted above, the hardship is dependent on the Village Forestry Division's interpretation of how close trees can be to survive and overcrowding on site. Paying the fee in lieu of replacement will still provide benefit to the Village for the trees being removed, while ensuring success of the replacement trees planted on site.

<u>Driveway:</u> Without a variance for the driveway width, the end user will not be able to conduct the required business operations on site. The end user requires a WB-67 truck to pass through the site for delivers critical to the functionality of the business.

4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

<u>Tree Removal:</u> Due to the necessary truck movements through the site, width of the parcel, building size, required parking, and setbacks, the open space available to provide replacement trees is limited. This creates a challenge fitting the required number of tree replacement per Village code.

<u>Driveway:</u> Due to the width of the property, it is not feasible to achieve the standard driveway width per Village code. Different vehicle movement patterns have been analyzed to understand alternatives, and the presented site plan results in the least chance of truck movements into George Street or County Line Road.

5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

<u>Tree Removal:</u> The design team has provided tree spacing which provides enough space to ensure growing success. As noted above, the landscape design will defer to the Village Forestry Department as to what is the best long-term approach for tree locations. Additional trees which are not being replaced will be accounted for via the fee in lieu.

<u>Driveway:</u> Driveway widths have been made only as wide as necessary to accommodate the incoming and outgoing truck movements.

6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

<u>Tree Removal:</u> The planting and tree selection will follow Village Code and the Commercial / Industrial flex use within the Eastern Business District requirements in the Comprehensive Plan.

<u>Driveway:</u> The proposed use and driveway width align with the uses listed in the Eastern Business District within the Comprehensive Plan.

Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

Matthew D. Cronin, AIA
Charles Vincent George Architects, Inc.

Call Before You Dig ULIE 1-800-892-0123

740 COUNTY LINE ROAD BENSENVILLE, IL 60106

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
VILLAGE OF BENSENVILLE
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
TEL: (630) 350-3396
CONTACT: KURTIS POZSGAY, A.I.C.P.

CONTACT: KURTIS POZSGAY, A.I.C.P. DIRECTOR

SANITARY/STORM/WATER SERVICE
VILLAGE OF BENSENVILLE, PUBLIC WORKS
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
TEL: (630) 594-1196
EMAIL: MPATEL@BENSENVILLE.IL.US
CONTACT: MEHUL PATEL

PUBLIC WORKS DEPARTMENT
VILLAGE OF BENSENVILLE
717 E. JEFFERSON STREET,
BENSENVILLE, IL 60106
TEL: (630) 350-3431
EMAIL: JCARACCI@BENSENVILLE.IL.US
CONTACT: JOSEPH M. CARACCI, P.E.
TEL: (630) 594-1196
EMAIL: WWW.BENSENVILLE.IL.US
CONTACT: JEFFREY MACZKO, P.E.

COOK COUNTY DEPARTMENT OF TRANSPORTATION 69 WEST WASHINGTON ST, 24TH FLOOR CHICAGO, IL 60602

TEL: (312) 603-1670
EMAIL: HWY.PERMITS@COOKCOUNTYIL.GOV

NATURAL GAS COMPANY NICOR GAS TEL: (847) 598-4011

TEL: (847) 598-4011
EMAIL: FSHAH@SOUTHERNCO.COM
CONTACT: FORAM SHAH

WEST SHORE/ BUCKEYE
TEL: (219) 741-0201
EMAIL: JOLTHOFF@BUCKEYE.COM
CONTACT: JANA OLTHOFF

POWER COMPANY
COMED
TEL: (630) 705-7439
CONTACT: VITO PICENO

TELEPHONE
VERIZON
TEL: (312) 617-2131
EMAIL: JOE.CHANEY@VERIZON.COM
CONTACT: JOE B. CHANEY JR.

CROWN CASTLE FIBER
TEL: (847) 370-7617
EMAIL: MICHAEL.KYRIAZAKOS@CROWNCASTLE.COM
CONTACT: MICHAEL KYRIAZAKOS

GREEN ST GEORGE ST GRAND AVE PROJECT LOCATION PROJECT LOCATION BELMONT AVE

PROJECT TEAM

ARCHITECT
MATT CRONIN, AIA
CHARLES VINCENT GEORGE ARCHITECTS
1245 E. DIEHL ROAD, SUITE 101
NAPERVILLE, IL 60563
TEL: (630) 425-2664

GEOTECH
G2 CONSULTING
1186 HEATHER DRIVE
LAKE ZURICH, IL 60047
TEL: (847) 353-8740
FEX: (847) 353-8742
CONTACT: ANTHONY L. POISSON, P.E.

TRAFFIC ENGINEER

RORY FANCIER-SPLITT, AICP, PTP

KIMLEY-HORN | 4201 WINIFIELD ROAD, STE. 600

WARRENVILLE, IL 60555

TEL: (630) 487-3395

WWW.KIMLEY-HORN.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD RD, SUITE 600

WARRENVILLE, IL 60555

TEL: (630) 487-5550

EMAIL: JOHN.GROSS@KIMLEY-HORN.COM

CONTACT: JOHN GROSS, P.E. LEED AP BD+C

LANDSCAPE ARCHITECT
JOSEPH COGSWELL, PLA (CA6303,IL,MI) ISA
CERTIFIED ARBORIST
KIMLEY-HORN | 4201 WINIFIELD ROAD, STE. 600
WARRENVILLE, IL 60555
TEL: (331) 684-8940
WWW.KIMLEY-HORN.COM

SURVEYOR
SCOTT C. KREBS, P.L.S.
VICE PRESIDENT
COMPASS SURVEYING, LTD.
2631 GINGER WOODS PKWY, SUITE 100
AURORA, ILLINOIS 60502
TEL: (630) 820-9100
FAX: (630) 820-7030
WWW.CLSURVEYING.COM

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK #1

DUPAGE COUNTY BENCHMARK PID: DK3300

STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ILLINOIS HIGHWAY 83 AND 3RD AVENUE TO THE EAST AND OAK MEADOWS DRIVE TO THE WEST. STATION IS 46.4 FEET NORTH OF TRAFFIC SIGNAL POST, 28.0 FEET EAST OF A POWER POLE, AND 13.0 FEET WEST OF THE WEST EDGE OF THE PAVED SHOULDER OF HIGHWAY 83. MONUMENT IS A BRASS DISK 1.0 FEET BELOW GRADE ON THE CENTER OF A HEADWALL.

DATUM: NAVD 88 <u>ELEVATION</u> = 685.93

REFERENCE BENCHMARK #2
DUPAGE COUNTY BENCHMARK PID: ME1695
STATION IS LOCATED AT THE SOUTHWEST CORNER OF
THE INTERSECTION OF STATE HIGHWAY 83 AND
SHERWOOD DRIVE. STATION IS 33.5 FEET SOUTH OF
THE CENTERLINE OF SHERWOOD DRIVE, 108.0 FEET WEST
OF THE CENTERLINE OF STATE HIGHWAY 83, AND 1.0
FEET SOUTH OF THE SOUTH BRICK WALL FOR THE
ENTRANCE TO THE ROYAL OAK SUBDIVISION.
MONUMENT IS FLUSH WITH THE GROUND.

ELEVATION = 694.5

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

SITE BENCHMARK #1
CROSS CUT ON ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SUBJECT SITE.

ELEVATION = 663.03

SITE BENCHMARK #2

CROSS CUT ON ARROW BOLT ON HYDRANT NORTH SIDE

OF GEORGE STREET NORTHWEST CORNER OF SUBJECT

SITE.

ELEVATION = 663.43

Sheet List Table		
Sheet Number Sheet Title		
C0.0	TITLE SHEET	
C1.0	GENERAL NOTES	
C2.0	EXISTING CONDITIONS & DEMO PLAN	
C3.0	SITE PLAN	
C4.2	EROSION CONTROL DETAILS	
C5.0	GRADING PLAN	
C6.0	UTILITY PLAN	
L0.0	TREE PRESERVATION & REMOVAL PLAN	
L1.0	LANDSCAPE PLAN	
L2.0	LANDSCAPE NOTES & DETAILS	

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN GROSS, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CVG ARCHITECTS, INC. BY KIMLEY—HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 12TH DAY OF FEBRUARY, A.D., 2024.

IL LICENSED PROFESSIONAL ENGINEER 062-072176
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



OCIATES, INC.

A VILLAGE PLANNING COMMENTS #1

No. REVISIONS

© 2024 KIMLEY—HORN AND ASSOCIATES, INVARRENVILLE, IL 60555
PHONE: 630–487–5550
WWW.KIMLEY—HORN.COM

DRAWN BY: EC
CHECKED BY: JWG

V)

ILE SHEET

COUNTY LINE ROAD

ORIGINAL ISSUE: 01-04-2024 KHA PROJECT NO.

268230004 SHEET NUMBER

C0.0

COMPASS SURVEYING, LTD 2631 GINGER WOODS PKWY, STE. 100 AURORA, IL 60502

COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH

- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER, ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- 3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- 4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF: A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS
- OTHERWISE NOTED ON THE PLANS.
- F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- 10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS
- 11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
- 13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY
- 14. NOTIFICATION OF COMMENCING CONSTRUCTION:

THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

- 14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.
- 14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE
- 15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- 16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- 17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALI TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS. BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE
- 18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITEC' FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERI WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- 19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- 20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- . REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH
- 22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- 23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- 24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF HE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- 26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT
- 27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL
- 28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- D. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.
- 30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OW EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- 2. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAI 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK I ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- . THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO MPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- 4. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED. THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE
- 5. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL
- DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 6. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER. HAS DEVELOPED.
- THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM. INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF TH CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.
- B. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.
- D ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT
- 40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL. 2. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS.
- PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS. 3. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE
- ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER. 4. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

- 1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS
- 1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE I DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
- .3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.
- 1.4 THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR JNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.
- .5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AN SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
- .6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
- 7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:
 - **G2 CONSULTING** 1186 HEATHER DRIVE LAKE ZURICH, IL 60047
- TEL: (847) 353-8740 TOPSOIL EXCAVATION INCLUDES:
- .1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS AT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
- 2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE
- .3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
- 2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- 2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS. EARTH EXCAVATION INCLUDES:

TESTING AND FINAL ACCEPTANCE

- 5.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THI EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
- 3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVÉ REQUIRED
- 3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- 4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
- UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER. MISCELLANEOUS. THE CONTRACTOR SHALL:
- 6.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
- 5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
- 5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION. 5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
- 6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX—WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)
- 6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

- - . PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL
- 2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT O TRANSPORTATION (IDOT) HIGHWAY STANDARDS.
- 1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE

- EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION, THE CONTRACTOR SHALL CONFIRM THAT THE SURGRADE HAS REFN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER II WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE
- PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING
- 2.2.1. SCARIFY, DISC, AND AERATE.
- 2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

- 2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.
- 2.2.4. USE OF GEOTEXTILE FABRIC.
- MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA. 2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CÙRB, SO ÁS TO
- 2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING

ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE

- 3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 4.000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE
- 3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH
- 3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
- 3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF

- INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES. 3.6. CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
- 3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
- 4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, HMA BINDER COURSE, IL-19, N50; AND HMA SURFACE COURSE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
- 4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT
- 4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE. THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS.
- 4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES. TESTING AND FINAL ACCEPTANCE.
- . THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER. 5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE
- DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION. 5.3 WHEN REQUIRED BY THE MUNICIPALITY. THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FUL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER O CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE
- METHOD REQUIRED BY IDOT STANDARDS. 5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD. . POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- . SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS. 5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY. SUCH AS STOP LINES. CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND MODIFIED URETHANE ON CONCRETE OR AS APPROVED BY IDOT.
- 6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW—WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND
- LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE. . THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.MODIFIED URETHANE MARKINGS SHALL BE INSTALLED DURING

CONDITIONS OF DRY WEATHER AND WHEN THE PAVEMENT TEMPERATURE IS 40 DEGREES FARENHEIT AND

SANITARY SEWER NOTES

- SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR—26), CONFORMING TO ASTM D3034 AND D224 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN
- POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241) DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151) BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE WITH MINIMUM
- BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE PER IDOT STANDARDS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR
- A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER IDOT STANDARDS AND THOROLIGHLY MECHANICALLY COMPACTED IN 6-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

- 5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND
- 6. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH
- ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. 8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:
- A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE MUNICIPALITY IN WRITING PRIOR TO
- BEGINNING CONSTRUCTION B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE F THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.
- ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION. O.ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS. 1.FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHAL
- HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF-SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE. 12.A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.
- 13.CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

14.TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE

- TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. 15.TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY CODE. 6.TELEVISING: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A
- COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.
- 7.TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST
- 18.CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING." ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT
- 19.CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER. ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:



- REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241) HIGH DENSITY POLYETHYLENE PIPE DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4)
- WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND

FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED

- . THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS. 9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION
- 10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE MUNICIPALITY. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED
- OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE 12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE

WATERMAIN NOTES

WITH "WATER" EMBOSSED ON THE LID.

MUNICIPALITY REQUIREMENTS.

WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS-COATED CEMENT-LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104). THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS CONFORMING TO ANSI A21.11 (AWWA C111 ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER

AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING: PIPE MATERIAL DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

TYPE "K" COPPER PIPE

- FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C110). VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS, ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH
- VALVES SHALL HAVE MECHANICAL JOINTS. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES FIVE (5) FEET IN DIAMETER.

AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE ACCORDING TO THE DETAIL ON THE PLANS,

BRONZE-MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509 OR C-515. THE

FIRE HYDRANTS: SEE PLANS FOR APPROVED FIRE HYDRANT DETAIL, FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. FIRE HYDRANTS SHALL HAVE AUXILIARY VALVES WITH A HYDRANT BARREL TO VALVE BOX RESTRAINING DEVICE. THE PUMPER CONNECTION SHALL FACE PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO

THE BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT

CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6) FEET OF BURY.

THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL.

RECOMMENDATIONS AND AWWA SPECIFICATIONS. 12. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH.

3. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO

TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

- . A MINIMUM DEPTH OF COVER OF 5-FEET, 6-INCHES SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET, EXCEPT AT SPECIAL CROSSINGS AND ONLY AS DESIGNATED . "MEGA—LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA—LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES
- AND ALL FITTINGS. THE COST FOR THIS WORK SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE PIPE 16. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) AND MUNICIPALITY WATERMAIN PROTECTION:
- PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION. 16.1.2. WATERMAINS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

WATERMAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR

- 16.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET; THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE
- THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN
- UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OF SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF
- CONSTRUCTION AND IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- 16.2. <u>VERTICAL SEPARATION</u>
- 16.2.1. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- 16.2.2. BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION OR THE STORM SEWER SHALL BE CONSTRUCTED USING "O" RING GASKET JOINTS, PER ASTM C-443, OR THE WATERMAIN MAY BE IN ENCASED IN A WATERTIGHT CASING PIPE WHEN:
- 16.2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR 16.2.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
- A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND
- 16.2.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.
- 7. ALL WATERMAINS SHALL BE PRESSURE—TESTED FOR A MIN. OF 2 HOURS AT 200 PSI. FLUSHED. AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPALITY SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE—TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE MUNICIPALITY. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

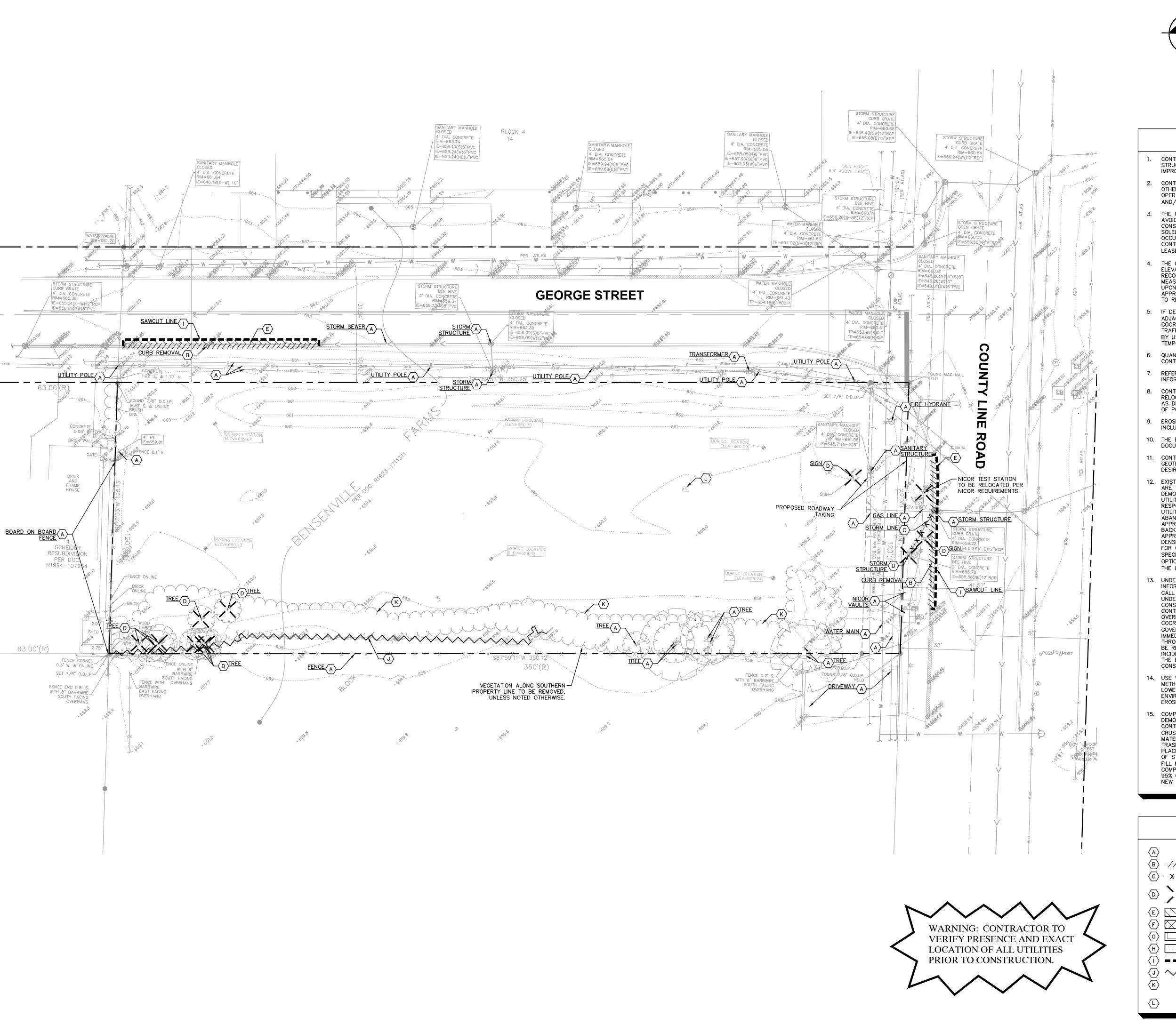
ADA GENERAL NOTES

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. ANY COMPONENTS OF THE PROJECT SERVING MULTI-FAMILY DWELLINGS IN BUILDINGS THAT HAVE (4) OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

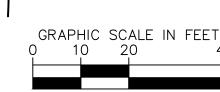
ORIGINAL ISSUE:

SHEET NUMBER

01-04-2024 KHA PROJECT NO 268230004



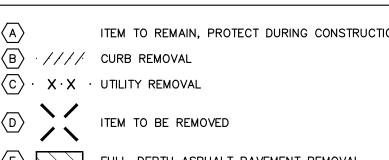






- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- 8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- 9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- 10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- 11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- 12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO E ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE
- 14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER
- 15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND



MOVED,

PROVIDER REQUIREMENTS.

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ORIGINAL ISSUE: 01-04-2024 KHA PROJECT NO.

268230004 SHEET NUMBER

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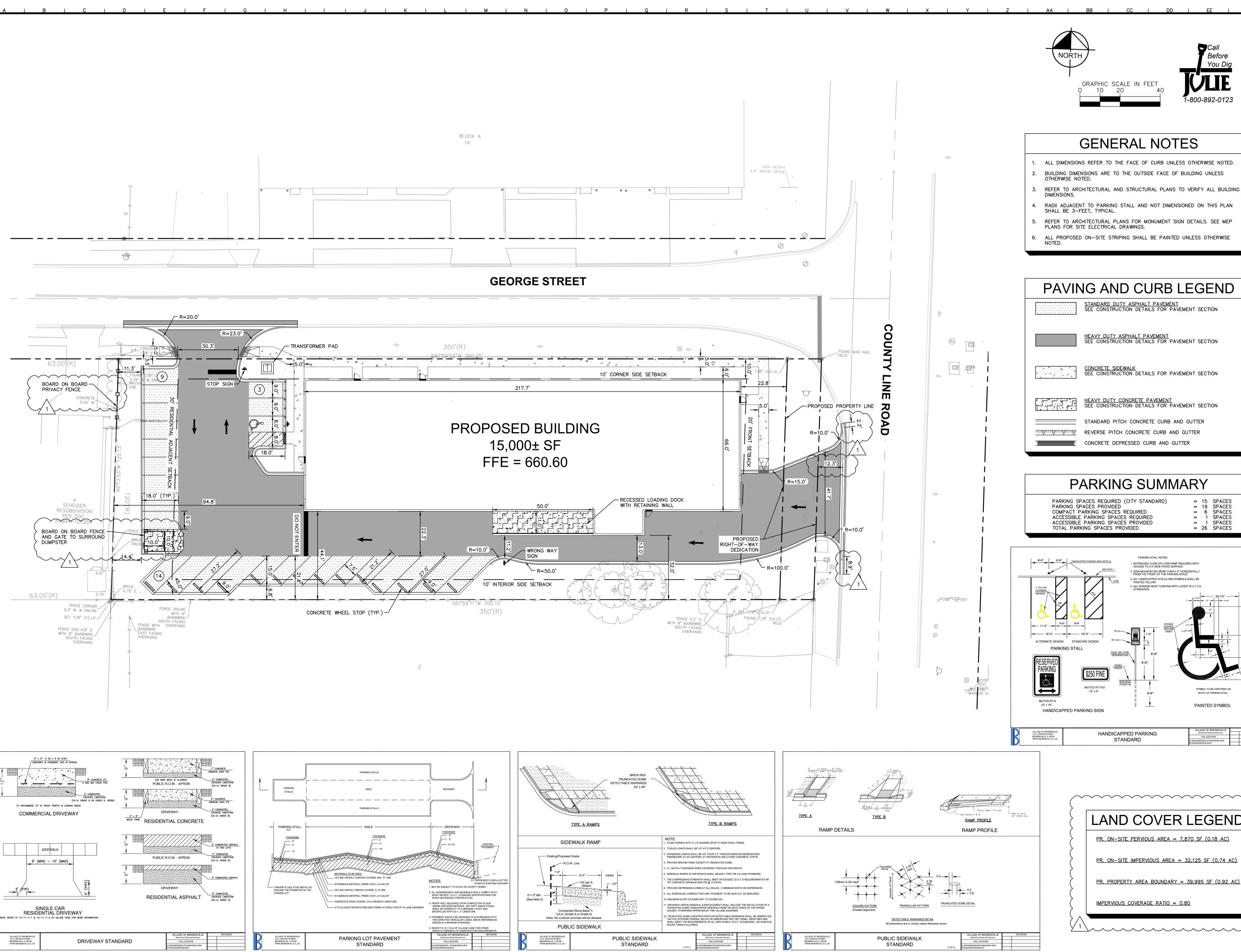
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DEMOLITION NOTES

- IMPROVEMENTS AS NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON
- 5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE
- 6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY.

- 13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CONSTRUCTION COMMENCES.
- EROSION CONTROL REQUIREMENTS.

>	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
·////	CURB REMOVAL
> · x · x ·	UTILITY REMOVAL
> > <	ITEM TO BE REMOVED
\rangle	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
\rangle	CONCRETE REMOVAL
	BUILDING REMOVAL
\ \[\begin{align*} \text{ \ \text{ \text{ \text{ \text{ \text{ \text{ \text{ \text{ \text{ \	ASPHALT 1.5" MILL
	SAWCUT LINE
$\rightarrow \sim \sim$	FENCE REMOVAL
>	VEGETATION ALONG SOUTHERN PROPERTY LINE TO BE REMUNLESS OTHERWISE NOTED.
>	CONTRACTOR TO COORDINATE HANDHOLE REMOVAL PER P



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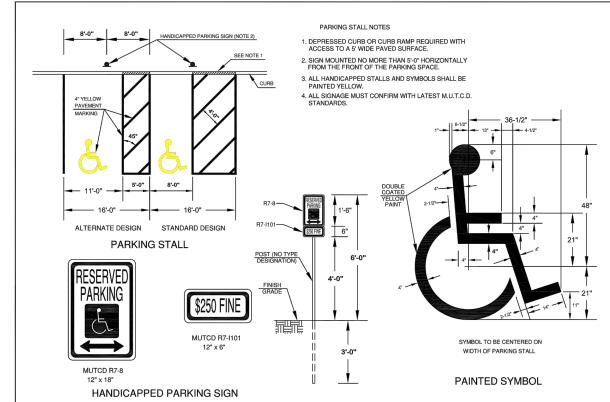
RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN

PAVING AND CURB LEGEND

HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

= 15 SPACES = 19 SPACES = 6 SPACES = 1 SPACES = 1 SPACES = 26 SPACES



LAND COVER LEGEND

PR. ON-SITE PERVIOUS AREA = 7,870 SF (0.18 AC)

IMPERVIOUS COVERAGE RATIO = 0.80

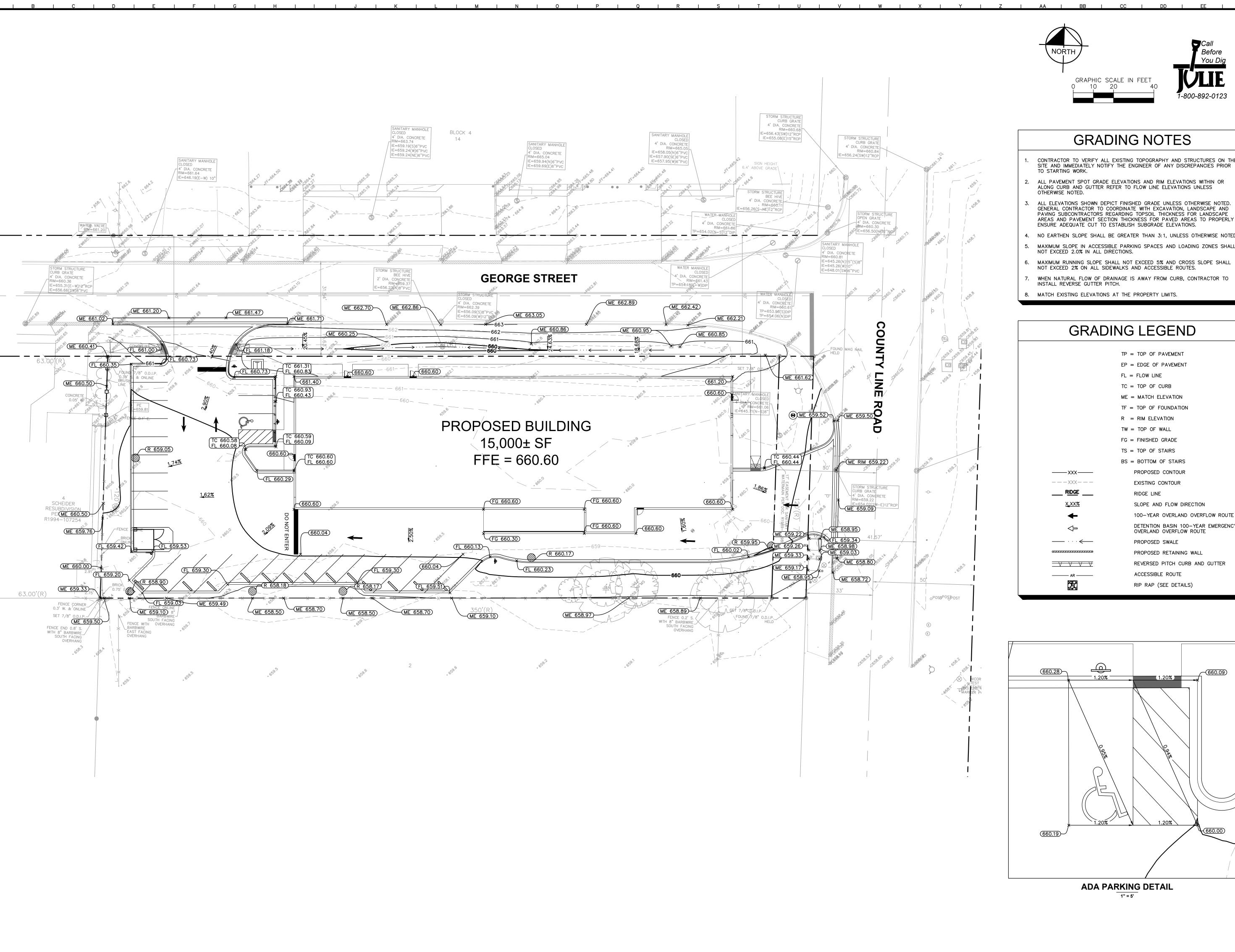
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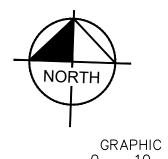
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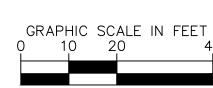
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KHA PROJECT NO.

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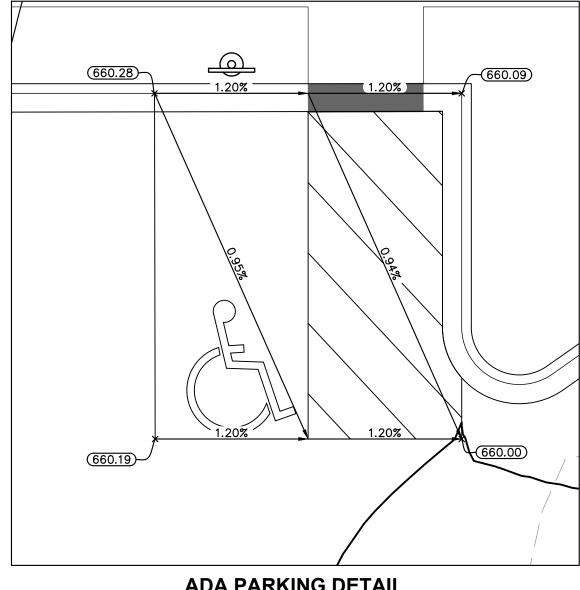


GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND
- NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- 8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINETC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRSBS = BOTTOM OF STAIRS
- PROPOSED CONTOUR
- EXISTING CONTOUR
- RIDGE LINE
- SLOPE AND FLOW DIRECTION
 - 100-YEAR OVERLAND OVERFLOW ROUTE DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
 - PROPOSED SWALE
 - PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- ACCESSIBLE ROUTE
 - RIP RAP (SEE DETAILS)



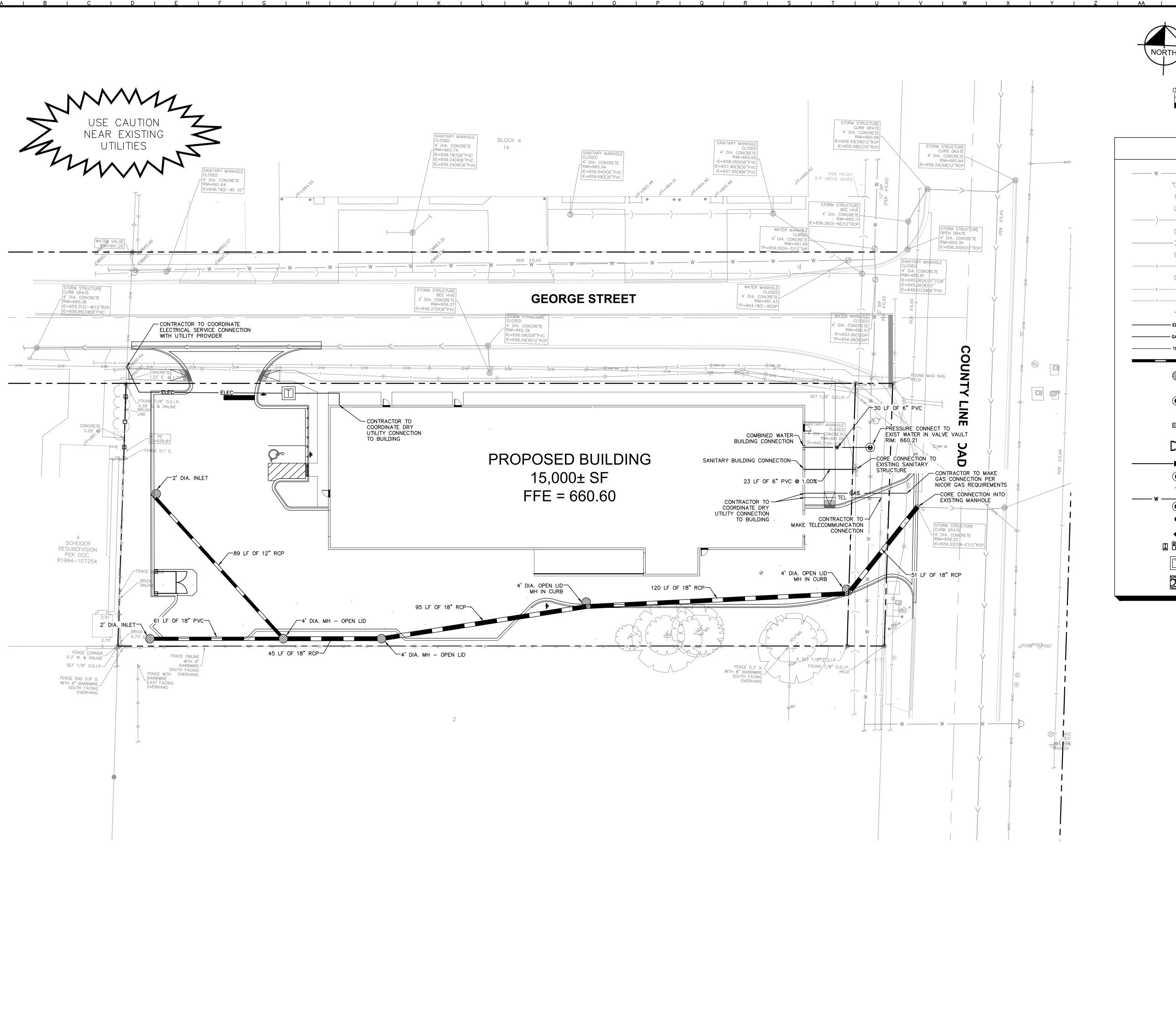
ADA PARKING DETAIL 1" = 5'

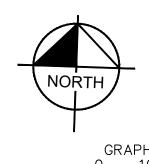
ORIGINAL ISSUE: 01-04-2024 KHA PROJECT NO. 268230004 SHEET NUMBER

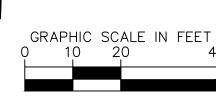
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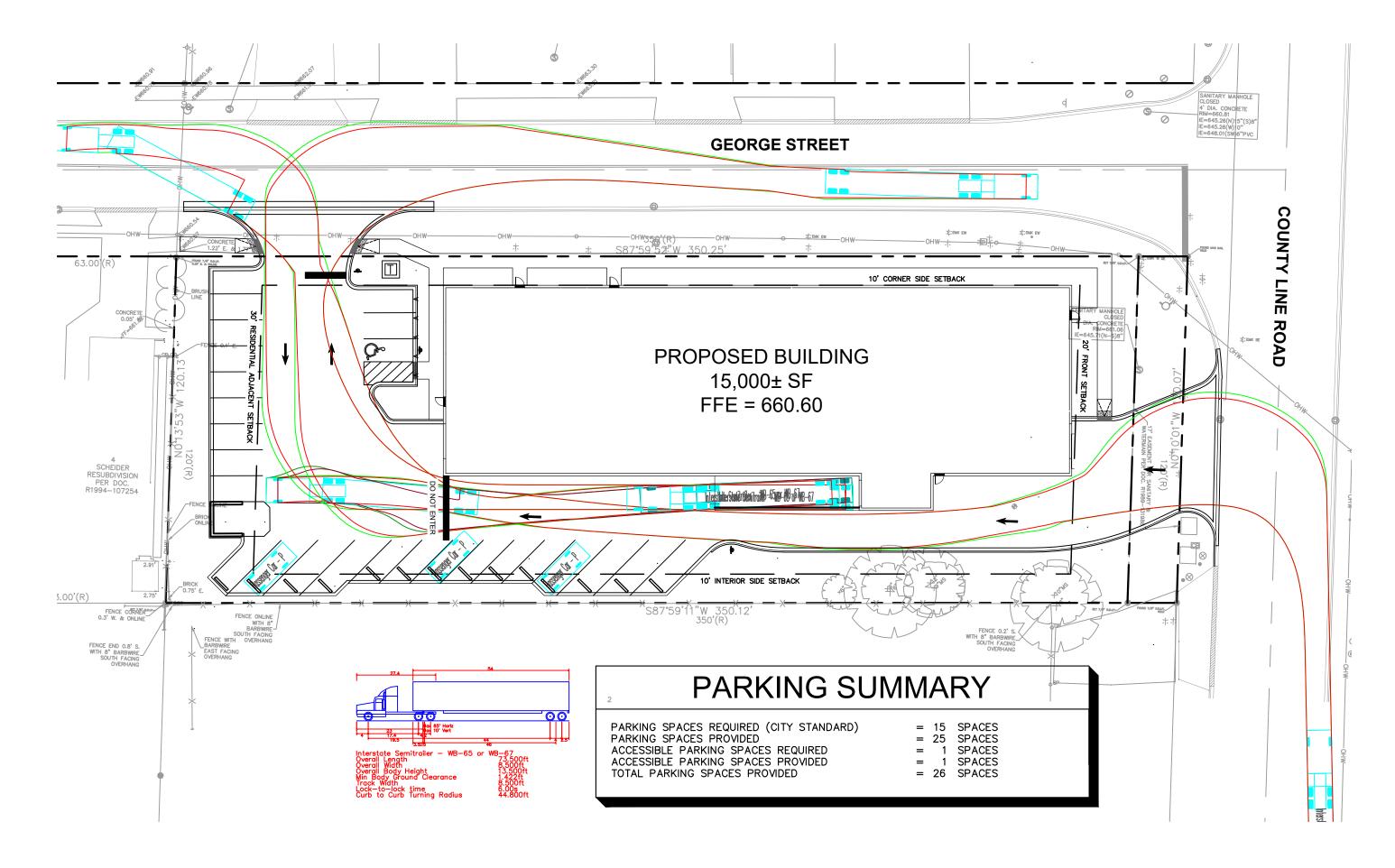
UTILITY	LEGEND
w w	EX. WATER LINE
	EX. HYDRANT
⊗	EX. WATER VALVE
Ø	EX. WATER MANHOLE
	EX. SANITARY SEWER LINE
S	EX. SANITARY SEWER MANHOLE
>	EX. STORM DRAIN LINE
©	EX. STORM STRUCTURE
	EX. GAS LINE
\otimes	EX. GAS METER
ΕΕ	EX. UNDERGROUND ELECTRIC LINE
ттт	EX. UNDERGROUND TELEPHONE LINE
-0-	EX. LIGHT POLE
	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
•	PROPOSED STORM/SANITARY CLEANOUT
ww	PROPOSED WATER LINE
(❸)	PROPOSED VALVE VAULT
₩	PROPOSED VALVE BOX
•	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

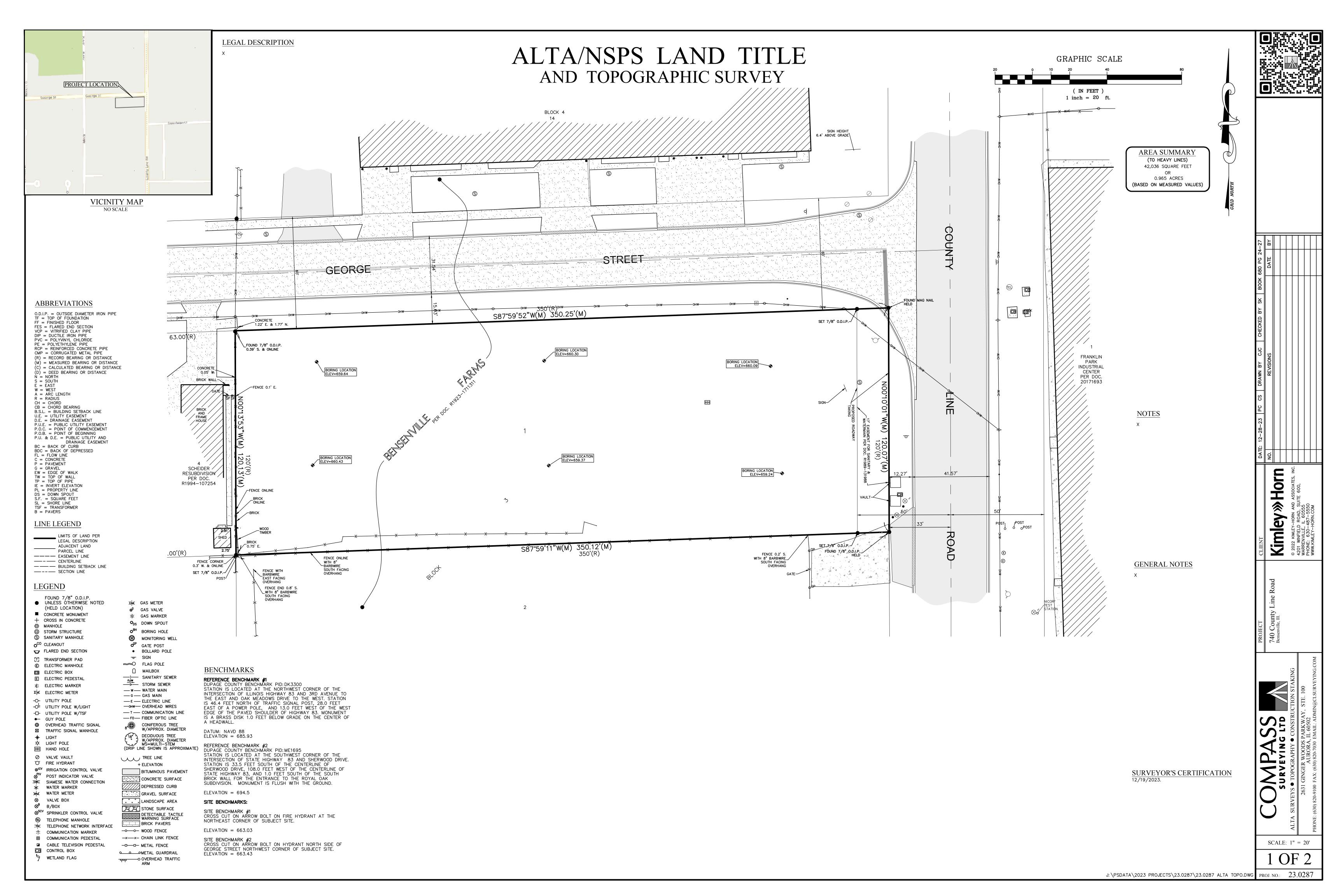
Kimley » Horn

ORIGINAL ISSUE: 01-04-2024 KHA PROJECT NO. 268230004

SHEET NUMBER

C6.0







February 28, 2024

Village of Bensenville Community Development Commission 12 S. Center Street Bensenville, IL 60106

Re: Auto Chlor System – Office and Warehouse Facility 740 County Line Road, Bensenville, IL 60106 CVG project # 2023-176

Dear Community Development Commission,

The following letter provides an overview of our response to the review comments received February 26, 2024 for the proposed development located at 740 County Line Road. Only items which require a written response have been included in order to limit the length of this response. The numbering below matches the numbering of the draft staff report received February 26, 2024. We understand that additional comments will need to be addressed during the special use and/or permitting processes.

Engineering and Public Works

3. Is there a plan sheet or details for containment and drainage system for the factory floor, whereby there is enough containment capacity to handle the largest possible batch material spill.

All drains (sinks, floor, washdown, etc.) in the H4 room collect in a sewage ejector sump, which is then pumped into a stainless steel tank dedicated to waste holding. Holding tank contents are sampled and tested for pH prior to discharge into the sanitary sewer. Collected wastewater is neutralized as necessary to pH range 7-9. Treatment and discharge is validated and recorded. There is only one sanitary sewer inlet in the H4 room, which is elevated above the overflow rim of the secondary containment elevation.

Pop-up barriers will be provided at all overhead doors, and man doors will be elevated as required to provide containment of the largest possible batch material spill, plus the code required amount of sprinkler water, within the space. Information on a sample pop-up barrier which has been utilized on other projects has been provided with this response, labeled "Attachment A". The details associated with this will be developed for the Bensenville project and included with our permit submittal.

Sample wastewater discharge procedures have been provided with the response, labeled "Attachment B".

4. Is there a washdown system that allows the spilled material to be gradually diluted into the sanitary sewer.

As indicated in the response to item 3, all floor and equipment washdowns are collected and neutralized as needed to pH range 7-9 prior to discharge. Please refer to the response to item 3, including the indicated attachments for additional information.

5. We see a depressed dock, so they'll need a sump pump to handle the stormwater. But if a large spill occurs at the dock, it's going to have to be contained within the doc and can't get to the rest of the paved area. Again, the containment volume should exceed the amount of the largest possible spill. Is there a pump system for that dock discharge to the sanitary sewer.

Secondary containment is provided at the loading dock by installing an in-ground manual shutoff valve in the truck well drain basin outlet plumbing. The largest container (package delivery) is 330 gallons, while the largest bulk tank delivery is 2,000 gallons. This would require approximately 270 cubic feet of containment volume, the proposed ramp provides well over 1,000 cubic feet of containment.

If required, a sump pump can be provided in the truck well basin. Alternatively, in the event of a spill, a non-permanent pump would be utilized to address the spilled liquid as outlined in item 3 above.

A sample bulk chemical transfer procedure has been included with this response, labeled "Attachment C".

6. There should be a company policy, plan, and equipage to handle any spill that might occur in the parking lot.

A specific policy will need to be developed for this location based on the site conditions. Sample policies and procedures have been provided for reference in Attachment B.

Fire Safety

2. The rear drive around the building narrows down to 11.2 feet. Minimum requirements for fire department access is 20'. 2021 ICC IFC Appendix D.

It is our interpretation that per Section 503 of the IFC, fire apparatus access roads shall be provided for every building. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all potions of the exterior walls of the first story of the building.

Further, section 3206.6 requires that fire apparatus access roads in accordance with Section 503 shall be provided within 150 feet of all portions of the exterior walls of buildings used for high-piled storage.

Based on these sections of the IFC, the area to the south of the building is not required to be a fire access road since there is a fire apparatus access road within 150 feet of all points of the building. If specifically required, this area can be revised to provide the referenced width of 20 feet but will result in the loss of existing trees currently shown to remain, as well as several parking stalls. We believe our current design is in compliance with the International Fire Code.

Planning

7. Staff heard from neighbors who were concerned about possible environmental impacts including, but not limited to: air and water quality, including the impact of larger commercial vehicles making deliveries.

Safety data sheets have been provided for all chemicals used on site. These have been included with this response, labeled "Attachment D".

The Owner has provided an additional business description letter outlining the primary business functions, as well as the manufacturing operations that will occur on site. This has been included with this response, labeled "Attachment E". An Owner representative will also be present for the public hearing on March 5th.

- Staff would like a better explanation of the site layout and functionality, including but not limited to:
 - 1) How deliveries are made

Deliveries are made to the depressed dock. Bulk liquid deliveries will be pumped from the depressed dock into the H4 manufacturing area. Other materials will be unloaded via forklift into the building. Additional deliveries (UPS, FedEx, USPS, etc.) will be delivered to the office area.

2) Explanation of the logistics of the drive in door and depressed dock

The drive in doors are for use of the Owner's fleet only. AutoChlor delivery vehicles will be parked inside the building overnight. Each morning these vehicles will be loaded within the building and will leave via the west door. At the end of the day these vehicles will return to the site and enter the building via the east door. These overhead drive in doors will not be utilized for deliveries. All deliveries will be made to the depressed dock.

3) Time of deliveries

Deliveries will be made Monday through Friday during normal business hours (7 am – 5 pm). On average there will be 2-3 deliveries per day.

A revised truck turn exhibit demonstrating entry from County Line Road to the depressed dock and exiting from the dock via eastbound George Street has been provided as part of this response, labeled "Attachment F". The revisions to the truck turn exhibit include breaking it into two separate exhibits (entry and exit), and removing the turning radius for trucks to proceed westbound on George Street, as this is restricted.

 Per Village Code Section 10-8-8B: Driveways shall be located at least sixty feet (60') from a signalized intersection, and thirty feet (30') from all other intersections, measured from edge of pavement.

Additional dimensions have been added to the revised site plan included with this response, labeled "Attachment G". The proposed driveways on both County Line Road and George Street are greater than 30' from the adjacent un-signalized intersection and appear to be in compliance with the Village requirements.

10. Plans indicate a proposed right-of-way dedication along County Line Rd. Staff is requesting more information on the proposed dedication.

A right-of-way dedication is expected to be necessary as part of this project. The existing property line extends into the County Line Road and George Street intersection. ROW dedication limits have been based upon adjacent properties' CCDOTH dedication areas. It will make way for future right-of-way expansion of the multi-use path that is located further south along County Line Road. Additional coordination with CCDOTH will be ongoing following zoning approval.

13. Staff is concerned about the George St driveway. Truck movement is prohibited west of the site on George St. Staff recommends modifying the driveway to discourage trucks from turning left out of the site. It's possible to then reduce the driveway width to meet code.

The proposed driveway on George Street has been reduced to 30 feet as requested. Signage will be provided to indicate truck movement is prohibited going westbound on George Street, and that all trucks must proceed east to County Line Road. The revised site plan included with this response, labeled "Attachment G", has been updated to reflect this.

14. Staff is concerned with the size and layout of the proposed driveway on County Line Rd. The applicant noted that there is a vault in the County Line Rd right of way that they were attempting to avoid. Staff would like more information on the vault and recommends working with Village staff on final driveway design during permitting.

The requested driveway width variance is to accommodate WB-67 truck navigation into the site and prevent disturbance of two existing Nicor Gas vaults located within the County Line Road right-of-way. The design team will work with Village Staff on the final driveway design during permitting.

Nicor vaults are a critical asset necessary to regulate gas distribution pressures upstream of customer service lines. The process to move vaults such as these may require an extensive timeline, often six to nine months (durations vary case by case). Additionally, expenses related to moving vaults may range between \$250,000 and \$750,000, or more (expenses vary case by case). The intent of the proposed driveway orientation is to limit disturbances and mitigate the need for the critical facility to be relocated. Following zoning approval, Nicor Gas will complete a full analysis of the site/entrance improvements along County Line Road and review potential construction phase, final condition, and emergency conflicts.

16. Plans do not indicate street trees. If street trees are not feasible for whatever reason, the Zoning Administrator can include the loss of tress in the fee-in-lieu payment consideration.

Per the code analysis table provided on Sheet L1.0, zero street trees are provided due to existing utility conflicts. The parkway along George Street includes existing overhead power lines, telephone line, gas line, and storm drain line that would conflict with street trees. The parkway along County Line Road includes existing sanitary line, water line, telephone line, overhead power lines, and gas lines that would conflict with street trees.

17. Based on initial concept plans, it is likely that one (1) long term bicycle parking space will be required.

An area within the building has been designated for long term bicycle parking as required. The details associated with this requirement will be worked out during the design process and included in the permit submittal.

19. Per Village Code Section 10-7-4C-13, the following specific use standards apply to Mechanical equipment: screening requirements from section 10-9-7 of the Village Code (these have not been included here due to length).

Mechanical equipment screening meeting the requirements of the Village Code will be provided. The details associated with this screening will be worked out during the design process and included in the permit submittal.

21. Per Village Code Section 10-9-7 Screening Requirements refuse must be screened with an opaque masonry wall on three (3) sides and an opaque gate on the fourth side (specific requirements have not been included here due to length).

Refuse area screening meeting the requirements of the Village Code will be provided. The details associated with this screening will be worked out during the design process and included in the permit submittal.

Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

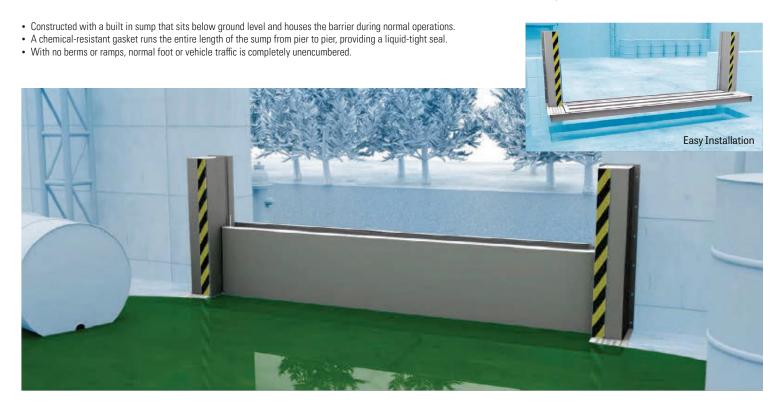
Matthew D. Cronin, AIA
Charles Vincent George Architects, Inc.

Attachment "A" Pop-up Spill Containment Barrier

POP-UP BARRIERS

SPILL BARRIER

With DENIOS Pop-Up Spill barriers you can have the protection you need in a completely self contained, passively powered and self closing barrier that could save money or even lives.



FEATURES INCLUDE:

- Stainless steel High chemical resistance
- · Self-contained
- · Passively powered
- Fully Automatic
- · Self closing
- Designed to fit in doorways between 3 and 16 feet

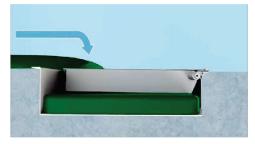






HOW DOES IT WORK?

When a flow of liquid reaches the barrier, it's collected into the sump that houses the barrier wall. As the volume of liquid increases, it displaces the wall from its horizontal position. The built in mechanisms then bring the barrier to its full locked and upright position, containing or holding back the impending liquid.





See more information:

→ WWW.DENIOS-US.COM/SPILL-BARRIERS

SPILL BARRIER

ANHAMM SPILL BARRIER - FM APPROVED

- The Anhamm Automatic Doorway Spill Barrier is tested and approved for retaining/containing flammable chemicals.
- They provide the protection to contain those large spills by closing off any doorway or opening in the affected room at the first sign of flowing liquids.

FM APPROVAL CLASS 4985

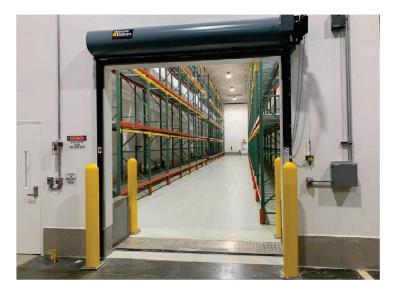




FEATURES INCLUDE:

- · Stainless steel High chemical resistance
- · Self-contained
- · Passively powered
- · Fully Automatic

- · Self closing
- Designed to fit in doorways between 3 and 16 feet



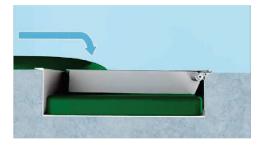








When a flow of liquid reaches the barrier, it's collected into the sump that houses the barrier wall. As the volume of liquid increases, it displaces the wall from its horizontal position. The built in mechanisms then bring the barrier to its full locked and upright position, containing or holding back the impending liquid. Watch our video to see how barriers work.



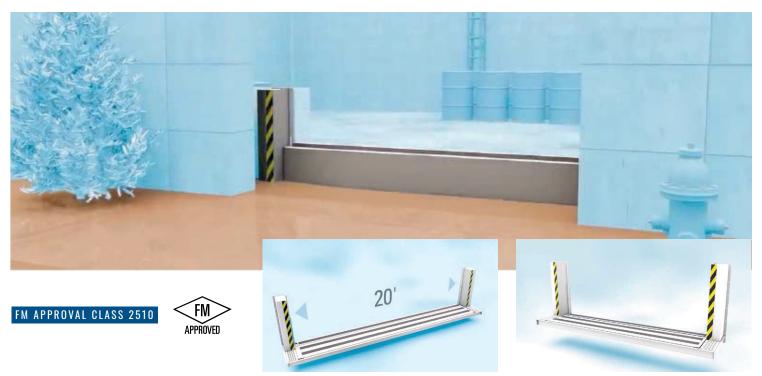


Watch video:

→ WWW.DENIOS-US.COM/SPILL-BARRIERS-VIDEO

FLOOD BARRIER

With DENIOS Pop-Up Flood barriers you can have the protection you need in a completely self contained, passively powered and self closing barrier that could save money or even lives.



Piers mounted on either side of the opening allow for a barrier as wide as twenty feet for flood barriers.

FEATURES INCLUDE:

- Stainless steel High chemical resistance
- · Self-contained
- · Passively powered
- Fully Automatic
- · Self closing



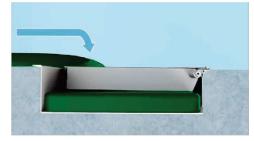
No utilities required for operation



Can be reset and reused after a flood event

HOW DOES IT WORK?

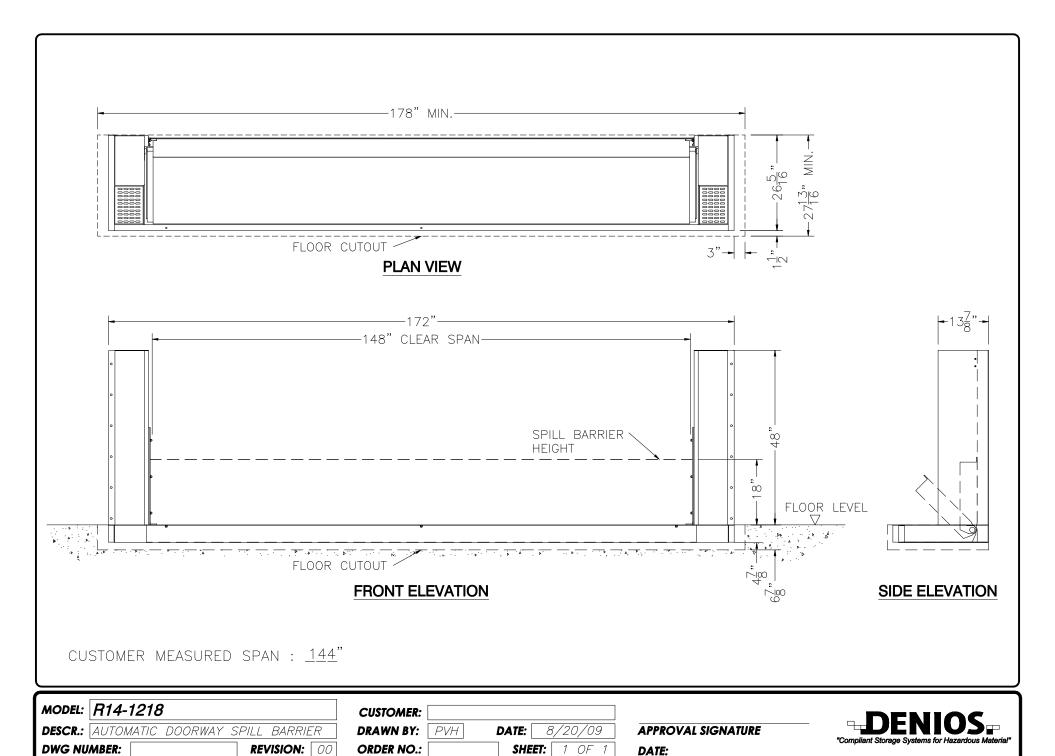
When a flow of liquid reaches the barrier, it's collected into the sump that houses the barrier wall. As the volume of liquid increases, it displaces the wall from its horizontal position. The built in mechanisms then bring the barrier to its full locked and upright position, containing or holding back the impending liquid.





Learn more:

→ WWW.DENIOS-US.COM/FLOOD-BARRIERS



Attachment "B" Sample Wastewater Discharge Procedures



The following is a list of procedures **that must be followed** to ensure that the wastewater generated at Auto-Chlor facilities does not exceed the **acceptable levels of COD** (Chemical Oxygen Demand) **and BOD** (Biological Oxygen Demand).

PROCEDURES

Increased levels of chemical and biological agents in wastewater cause high COD/BOD levels. The main areas of our operations where the wastewater is produced is in our production and rebuild departments.



PRODUCTION

- Prior to pouring each morning all floors in the pouring area should be swept clean and any debris deposited into the trash.
- All chemicals **must be poured on a pouring cart**. This allows us to capture and reuse any chemical that is spilled. After all chemical bottles for one particular product have been filled, drain the spill cart's reservoir and capture the chemical for re-use.
- The pouring cart must be thoroughly cleaned before pouring a new product. The cart should be cleaned using warm water; flushing the capture area multiple times to ensure there will be no residual chemical mixed into the next product being poured. This ensures that all product captured during the pouring process is uncontaminated.

REBUILD

- Prior to starting each morning the area should be swept clean and all debris deposited into the trash.
- The wash-down area should only be used for the cleaning of equipment with **non-hazmat**, **or heavily diluted degreaser and water**. At no time should drilling, sanding or any **other rebuilding steps** be conducted in the wash-down area.
- All chemicals used in the rebuild area should be mixed with water to the manufacturers specifications. **Undiluted chemicals should never be used to clean equipment**.

Signed policy should be filed in each employees <u>DQF – Section 6</u>.

Signature:	Date:
Print Name:	

STEPS TO NEUTRALIZE WASTE WATER TANK PRIOR TO DISCHARGE

Branch:	Location:		
Date:	Completed By:		
Instructions: Wear safety goves and goggles. Add sufficient clean water to your holding tank to bring level to within 12" of top (for ease of sampling). Follow steps 1 - 6 below. Retain this completed form as record of discharge to your sanitary sewer system.			
1) What is the approximate quant	tity of material in tank?		
2) Test the Ph of material in tank	, record here:		
3) Test chlorine level of material in tank, record here: (if chlorine is present go to step 4. If not skip to step 5.) ppm			
	to mix for 5 minutes and re-test cheduced to 0 ppm initial and proceed	1	
agent. Material with a Ph less	than 7 can be neutralized by the acted than 8 can be never than 8 can be neve	ddition adding CITRIC BI-CARE	
	I application. Repeat as necessary unti Record Final Ph before release here:		
Verification: I verify that I have followed the steps indicated above prior to releasing this material to the sanitary sewer system. Upon completion I released approximately gallons of material with a Ph reading of			

AUTO-CHLOR SYSTEM WASTWATER DISCHARGE PROCEDURES

STEP#

1	Add fresh water as needed to the 250 Gallon mark (12" below test port).	
2	Circulate tank contents for 5 minutes.	
3	Remove sampling port cap from top of tank and test contents for pH * If pH is between 7 (minimum) – 9 (maximum) skip step 4 and proceed to step 5.	
pH Adjustment:		
4A	pH BELOW 7 must be adjusted by the addition of Bicarbonate of Soda powder: Add 2 cups of Bicarbonate of Soda powder to tank and circulate for 5 minutes.	
(or)	Re-test solution and repeat until pH is between 7-9.	
(01)	pH ABOVE 9 must be adjusted by the addition of Citric Acid powder:	
4B	Add 2 cups of Citric Acid powder to tank and circulate contents for 5 minutes. Re-test solution and repeat until pH is between 7-9.	
5	Drain tank completely and close valve.	

THE FOLLOWING MUST BE COMPLETED FOR EVERY DISCHARGE TO SANITARY SEWER:

VALUE:

DISCHARGE QUANTITY (GALLONS):	
STARTING pH:	
QUANTITY BICARBONATE OF SODA USED (CUPS):	
QUANTITY OF CITRIC ACID USED (CUPS):	
ENDING pH: (Minimum 7 / Maximum 9)	
TANK DRAINED & VALVE CLOSED (INITIALS):	
RECORD IN WASTEWATER DISCHARGE LOG (INITIALS):	

NAME:	
SIGNATURE:	
DATE:	

Attachment "C" Sample Bulk Chemical Transfer Procedure

Auto-Chlor System BULK CHEMICAL CARGO TANK TRANSFER Procedure

Conduct facility orientation with driver and review hazardous chemical PPE requirements for ALL deliveries:

- a) Safety Goggles or Foam Surround Safety Glasses
- b) Face Shield
- c) Chemical-resistant PVC Jacket
- d) Chemical-resistant PVC Overalls or Pants
- e) Chemical-resistant boots & gloves
- 1. Set PPE SAFETY PERIMETER for all workers Minimum of <u>25 feet</u> from ALL unloading connections.
- 2. Review Bill of Lading information with driver:
 - Product Name & UN Number (shipping papers and cargo tank placards match storage tank placards).
 - Verify product quantity to be delivered (gallons).
- 3. Confirm the sum of expected delivery and current contents not to exceed tank capacity (Sodium Hypochlorite 12.5% not to exceed **60%** of tank capacity to allow for 9% target dilution.
- 4. Locate and test safety shower/eyewash operation with driver.
- 5. Validate unloading connection point with driver.

X	(Signature of Auto-Chlor System re	epresentative
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Vendor Delivery Driver Transfer Procedure:

- 1. Inspect all unloading hoses and connections for integrity and cleanliness.
- 2. Position drip buckets under tank <u>inlet</u> and cargo tank <u>outlet</u> connections.
- 3. Unlock & remove cap/plug from storage tank <u>inlet</u> coupling, inspect connection for cracks, corrosion, or wear inspect and/or replace gaskets as needed.
- 4. Connect unloading hose to storage tank inlet fitting and truck outlet fitting and ensure that camlock ears are strapped or secured.
- 5. Open storage tank inlet valve.
- 6. Open cargo tank outlet valves; internal and external.
- 7. Check for leaks, use absorbent or drip buckets as needed to contain all residues.
- 8. Open cargo tank dome lid or other vent to prevent cargo tank collapse
- 9. Start unloading pump to begin transfer of product to tank.
- 10. Remain within close proximity to tank to observe all connections and tank liquid level indicator changes throughout the unloading cycle.
- 11. Prior to disconnection, ensure hose is cleared of product, pressure, and residual liquids.
- 12. Once depressurized, close all valves including tank inlet and cargo tank internal & external valves.
- 13. Disconnect product hoses; cap, stow and secure hoses-capture all residue in drip buckets
- 14. Secure storage tank inlet line (replace cap/plug/lock).
- 15. Triple-rinse drip buckets in sanitary sewer sink.
- 16. Remove, decontaminate, and properly stow PPE.
- 17. Review delivery receipt and obtain signature from Auto-Chlor System representative.

X	(Signature of supplier representative)	ļ

Upon completion of every delivery:

- 1) Verify all connections have been rinsed of residue and are secured with safety locks
- 2) Turn off water connection and disconnect safety shower (if applicable)

tive)
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Attachment "E"
Business Description Letter



RE: 740 COUNTY LINE ROAD

AUTO-CHLOR SYSTEM BUSINESS DESCRIPTION

Auto-Chlor System's primary business function is the sale, distribution, and service of commercial dishwashing machinery and cleaning supplies to restaurants and other hospitality institutions. Our branch facility consists of a business administrative office, a section of the warehouse designated for the blending and packaging of institutional cleaning and sanitization supplies, and general warehouse for equipment, supplies and parts storage. There are no retail counter sales, will-call, or walk-in services on site. The general warehouse is equipped with racking for the storage of palletized goods, areas for parts shelving, and a work area set aside for mechanical maintenance, equipment service, repair, and testing.

This location will employ approximately 2 administrative/supervisor, 4 manufacturing/warehouse, and 10 service personnel. Business hours are 7am-5pm M-F. Service personnel depart the location in the morning to our visit our accounts and return in the afternoon. Equipment and supply deliveries occur at a designated truck loading dock via common carrier and/or parcel service approximately 2-3 times per day. Periodic bulk deliveries occur twice monthly, also at the designated truck loading dock.

Manufacturing Operations

To support its field-service operations, Auto-Chlor System formulates and packages various liquid chemical cleaning & housekeeping solutions for delivery to its customers, including:

- Automatic & Manual Dishwashing liquid detergents, rinse additives, & sanitizing solutions
- Kitchen & housekeeping general purpose cleansers, degreasers, floor cleaners, & glass cleaners

AUTO-CHLOR SYSTEM BUSINESS DESCRIPTION (CONTINUED)

Manufacturing Operations (cont.)

The types of cleaning solutions manufactured at Auto-Chlor System locations are similar in nature to those found at a restaurant supply house, grocery or hardware store. Auto-Chlor System does not use or store any EPA Chemicals of Concern or toxic substances.

All liquid solution blending and packaging operations occur within a designated portion of the warehouse located at the Northeast corner of the property. Constituent ingredients are primarily received in 55 gallon drums, 5 gallon pails, and 330 gallon IBC "totes". There is one 3,000 gallon bulk tank located within the warehouse manufacturing area which contains 9% bleach (sanitizer) solution. Liquid solutions are blended in 450 gallon & 1250 gallon tanks, then pumped into finished polyethylene containers in pack sizes ranging from 2.5L bottles to 5 gallon pails (largest finished container size).

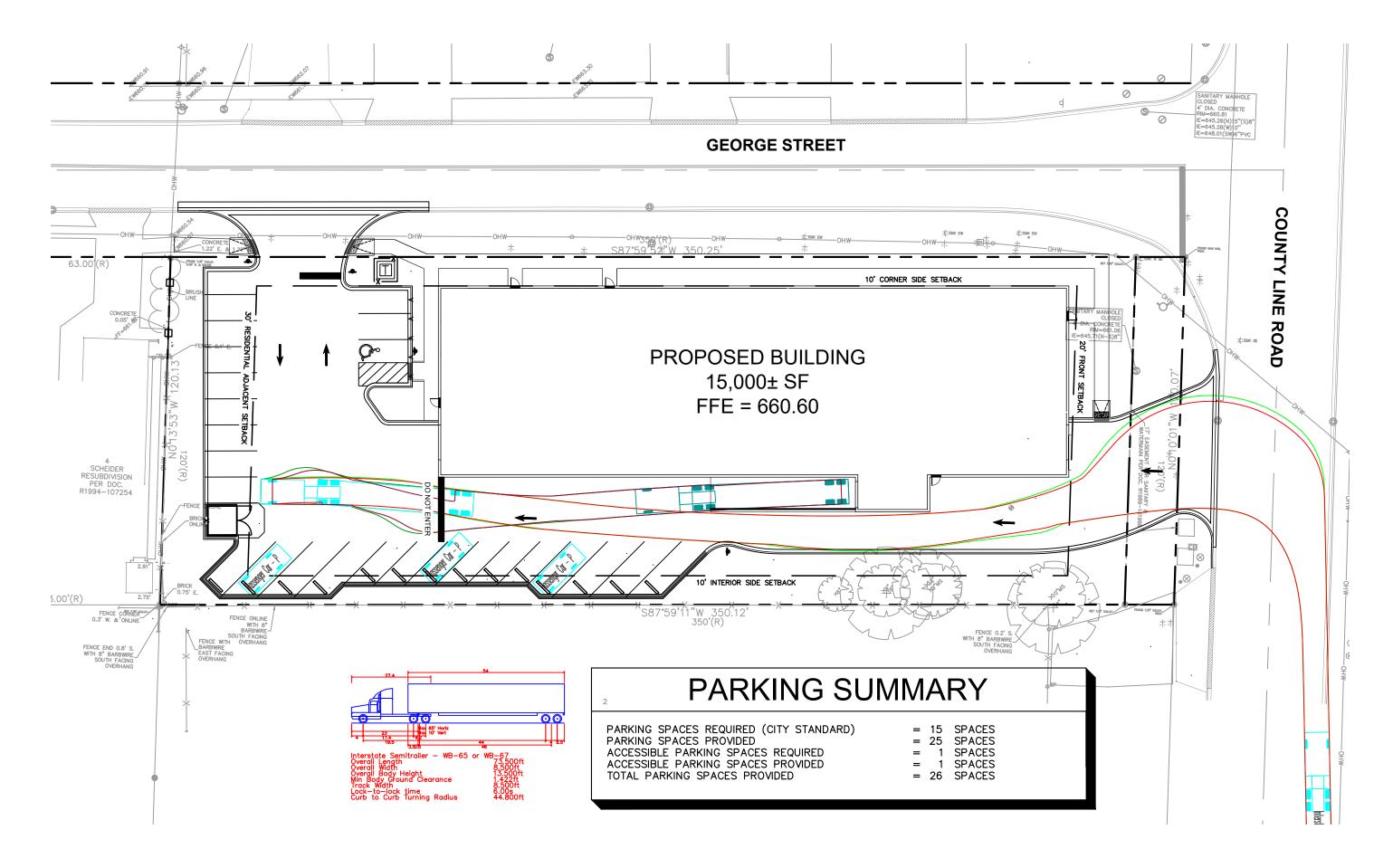
Jeff Hamilton, Project Manager

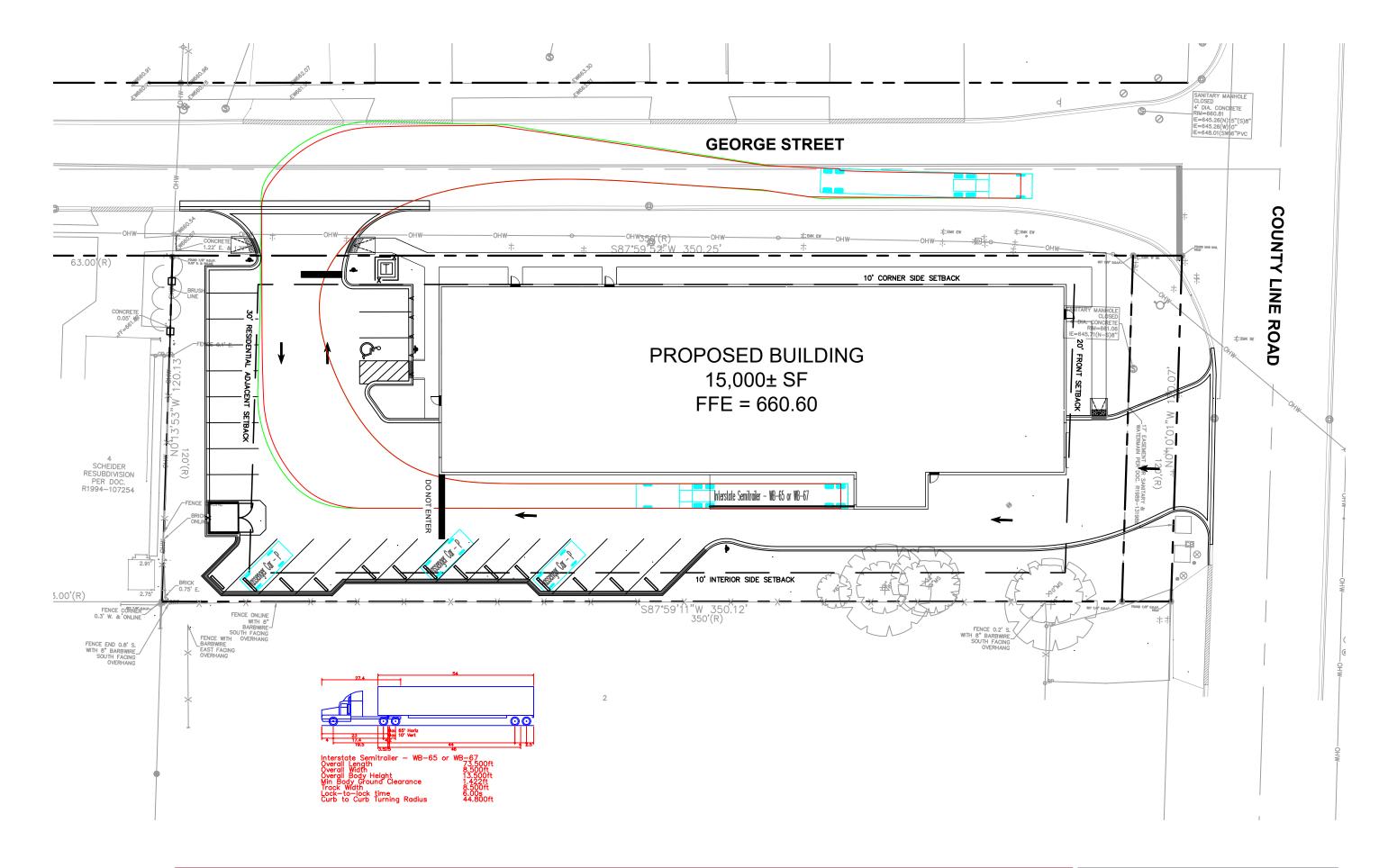
Auto-Chlor System

450 Ferguson Rd. Mountain View, CA 94043

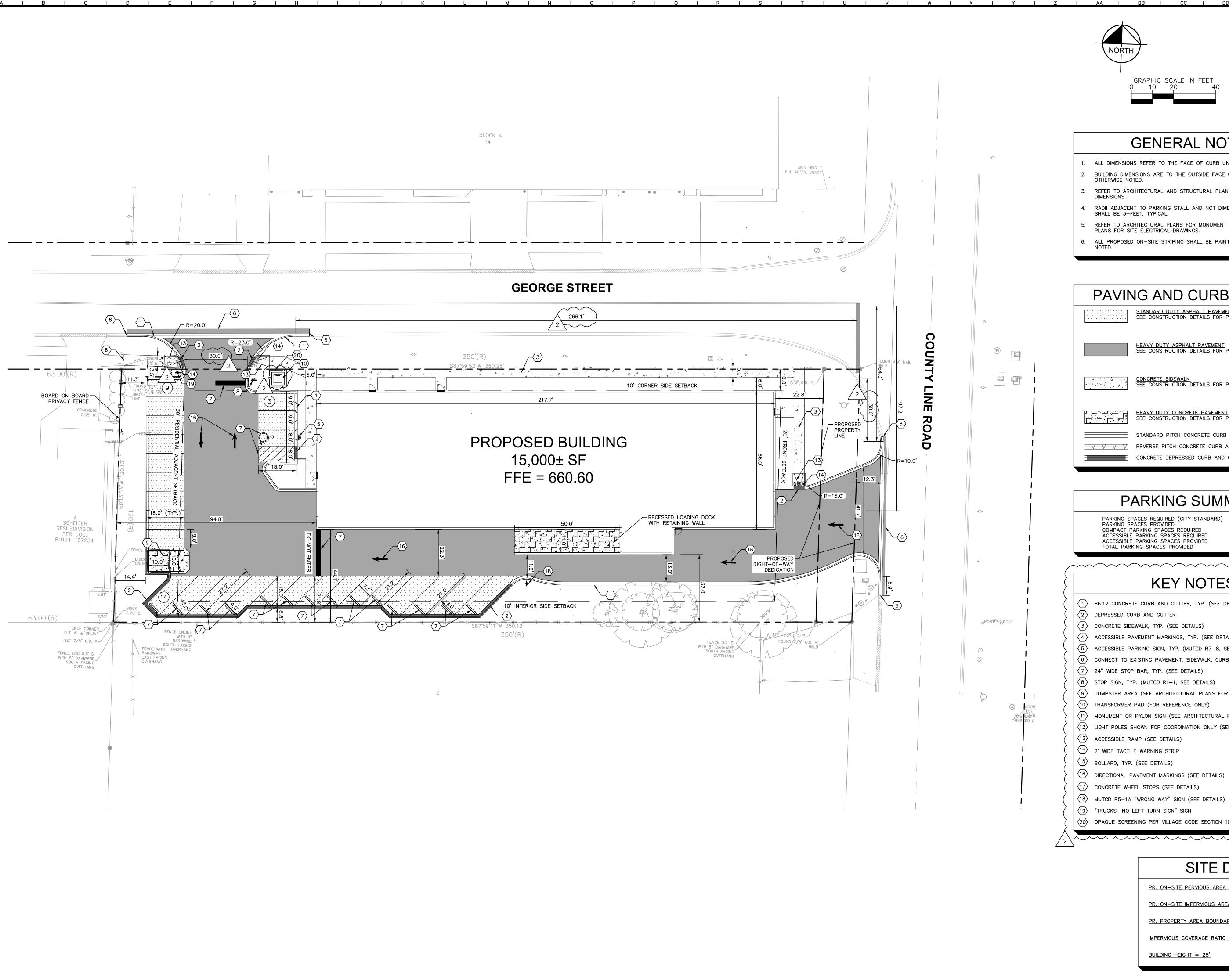
(503) 572-6377

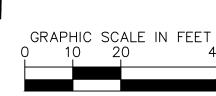
Attachment "F"
Truck Turning Exhibit





Attachment "G" Revised Site Plan







GENERAL NOTES

- 1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.

PAVING AND CURB LEGEND

STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD) PARKING SPACES PROVIDED COMPACT PARKING SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED
ACCESSIBLE PARKING SPACES PROVIDED

= 15 SPACES = 19 SPACES = 6 SPACES = 1 SPACES = 1 SPACES = 26 SPACES

Kimley » Horn

KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- $\sqrt{3}$ CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS) $\langle 5 \rangle$ ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- $|\langle 6 \rangle|$ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- $\langle 7 \rangle$ 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 8 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- $\langle 9 \rangle$ DUMPSTER AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (10) TRANSFORMER PAD (FOR REFERENCE ONLY)
- 11) MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS) (12) LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
- (13) ACCESSIBLE RAMP (SEE DETAILS)
- 15 BOLLARD, TYP. (SEE DETAILS)
- (17) CONCRETE WHEEL STOPS (SEE DETAILS)
- | (18) MUTCD R5-1A "WRONG WAY" SIGN (SEE DETAILS)
- 20 OPAQUE SCREENING PER VILLAGE CODE SECTION 10-9-7

SITE DATA

PR. ON-SITE PERVIOUS AREA = 7.870 SF (0.18 AC)

PR. ON-SITE IMPERVIOUS AREA = 32,125 SF (0.74 AC)

PR. PROPERTY AREA BOUNDARY = 39,995 SF (0.92 AC)

IMPERVIOUS COVERAGE RATIO = 0.80

BUILDING HEIGHT = 28'

KHA PROJECT NO. 268230004 SHEET NUMBER

ORIGINAL ISSUE: 01/04/2024

C3.0

Attachment "D" Safety Data Sheets

LOC. REF. #:	TRADE NAME	CAS#	CHEMICAL NAME		Average DailyAm ount			CLASS #	CLASS DESCRIPTION	SUB-CLASS	TYPE (Storage/ Open/Clo sed)**	Whse. Location (Contro Area #)
ORRO	OSIVES:											
1	746 Cleanser	1336-21-6	Ammonium Hydroxide	1 Gallons	2	5		5	Corrosive Liquid	Ammoniated	Storage	TBD
2	DC33	68931-01-5	Benzalkonium Chloride	1 Gallons	5	10		5	Corrosive Liquid	Ammoniated	Storage	TBD
3	D-Grease	1310-73-2	Sodium Hydroxide	5 Gallons	750	1500		5	Corrosive Liquid	Alkaline	Storage	TBD
4	D-Scale			1 Gallons	2	5			Corrosive Liquid	Acidic	Storage	TBD
5	Fabra Kleen Eliminator	1310-73-2	Sodium Hydroxide	5 Gallons	5	10			Corrosive Liquid	Alkaline	Storage	TBD
6	Fabra Kleen Maximizer	1310-73-2	Sodium Hydroxide	5 Gallons	5	10			Corrosive Liquid	Alkaline	Storage	TBD
7	Fabra Kleen Soft & Sour	16961-83-4	Fluorosilicic Acid	5 Gallons	5	10		5	Corrosive Liquid	Acidic	Storage	TBD
8	Fabra Kleen Sour	16961-83-4	Fluorosilicic Acid	5 Gallons	5	10			Corrosive Liquid	Acidic	Storage	TBD
9	Fabra Kleen Terminator	1310-73-2	Sodium Hydroxide	5 Gallons	5	10		5	Corrosive Liquid	Alkaline	Storage	TBD
10	Floor Break	1310-58-3	Potassium hydroxide	1 Gallons	10	15		5	Corrosive Liquid	Alkaline	Storage	TBD
11	G.O.K.	1310-58-3	Potassium hydroxide	1 Gallons	60	90		5	Corrosive Liquid	Alkaline	Storage	TBD
12	Institutional Machine Detergent	1310-58-3	Potassium hydroxide	5 Gallons	5	10			Corrosive Liquid	Alkaline	Storage	TBD
13	Kitchen & Concrete Degreaser	1310-58-3	Potassium hydroxide	5 Gallons	15	25		5	Corrosive Liquid	Alkaline	Storage	TBD
14	Kleen Duty Supreme*	1310-73-2	Sodium Hydroxide	32 LBS*	25	35		5	Corrosive Solid	Alkaline	Storage	TBD
15	MACH Detergent MS	1310-73-2	Sodium Hydroxide	1 Gallons	2	5	MAQ PER		Corrosive Liquid	Alkaline	Storage	TBD
16	MACH Turbo	1310-73-2	Sodium Hydroxide	1 Gallons	40	60	CONTROL		Corrosive Liquid	Alkaline	Storage	TBD
17	Mach Washmate NP	1310-73-2	Sodium Hydroxide	1 Gallons	100	200	AREA:	5	Corrosive Liquid	Alkaline	Storage	TBD
18	Machine Detergent No. 3x	1310-73-2	Sodium Hydroxide	5 Gallons	1000	1500	1000 GAL	5	Corrosive Liquid	Alkaline	Storage	TBD
19	Machine Detergent No. 4x	1310-73-2	Sodium Hydroxide	5 Gallons	1000	1			Corrosive Liquid	Alkaline	Storage	TBD
20	Machine Detergent 2	1310-73-2	Sodium Hydroxide	5 Gallons	20				Corrosive Liquid	Alkaline	Storage	TBD
21	Room Sense 400	5329-14-6	Sulfamic Acid	1 Gallons	4	8		5	Corrosive Liquid	Acidic	Storage	TBD
	Room Sense Urinal & Bowl	5329-14-6	Sulfamic Acid	1 Gallons	10	15			Corrosive Liquid	Acidic	Storage	TBD
	Scale Kleen	7732-18-5	Phosphoric Acid	1 Gallons	15			5	Corrosive Liquid	Acidic	Storage	TBD
	Silver Tech 3X	1310-73-2	Sodium Hydroxide	5 Gallons	5	10			Corrosive Liquid	Alkaline	Storage	TBD
	Solution QA	68424-85-1	Benzalkonium Chloride	5 Gallons	500			5	Corrosive Liquid	Ammoniated	Storage	TBD
	Super 8	7681-52-9	Sodium Hypochlorite	5 Gallons	2000				Corrosive Liquid	Chlorinated	Storage	TBD
	Ultra D-Grease Supreme	1310-73-2	Sodium Hydroxide	1.32 Gallons	20	-			Corrosive Liquid	Alkaline	Storage	TBD
- 1	Solution QA Ultra	68931-01-5	Benzalkonium Chloride	1.32 Gallons	300				Corrosive Liquid	Ammoniated	Storage	TBD
	Xpress Degreaser	1310-73-2	Sodium Hydroxide	1 Gallons	25	4			Corrosive Liquid	Alkaline	Storage	TBD
	Xpress Oven & Grll Cleaner	1310-73-2	Sodium Hydroxide	1 Gallons	5	2			Corrosive Liquid	Alkaline	Storage	TBD
	Xpress White N Brite	1310-73-2	Sodium Hydroxide	1 Gallons	2	5			Corrosive Liquid	Alkaline	Storage	TBD
	ler/solid quantities recorded in equi		1	TOTAL (Gallons):	5947	9876			TIN TIN C ENGUIS	1	1230.000	



746 CLEANSER

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: 746 Cleanser

Product Code: A0056

Recommended Use: Heavy Duty General Purpose Cleanser

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: WARNING

Acute Toxicity: category 4 (oral)
Acute Toxicity: category 4 (dermal)

Skin Corrosion: Category 2 **Eye Irritation:** Category 2 **Flammable Ilquid:** category 3





HAZARD STATEMENTS

H302: Harmful if swallowed

H312: Harmful in contact with skin

H315: Causes skin irritation H320: Causes eye irritation

H226: Flammable liquid and vapor

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling

P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

P301/312: If swallowed, call a poison center/doctor

if you feel unwell.

P330: Rinse mouth.

P302/P352: If on skin, wash with plenty soap and

water.

P210: Keep away from heat, sparlc.s, open flames

and hot surfaces. No smoking

P362/P364: Take off contaminated clothing and

wash it before reuse..

P242: Use only non sparking tools.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	85.0-90.0
Ethylene Glycol Monobutyl Ether	111-76-2	5.0-10.0
Linear Alcohol Ethoxylate	68987-81-5	1.0-5.0
Ammonium Hydroxide	1336-21-6	1.0-5.0
Acrylic Polymer	Proprietary	1.0-5.0
Fragrance	119-36-8, 118-61-6, 15356-70-4, 91-64-5, 78-70-6, 121-33-5, 8015-91-6	1.0-2.0
Dye	Proprietary	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, call a poison center if you feel unwell. Rinse mouth.

Skin Contact: If on skin, wash with plenty of water. If skin irritation occurs, get medical advice.

Take off contaminated clothing and wash it before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. If eye irritation persists, get medical

advice.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. Cleanup Procedures: Absorb with earth, sand or other non-combustible material and transfer to containers for later disposal.

HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow.

Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear green liquid No information available

Odor: Odor Threshold:

Wintermint scent No information available

pH: Vapor Density:

9.5-10.5 No information available

Specific Gravity: Vapor Pressure:

0.98 - 1.02 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:133°FNo information availableBoiling Point:Decomposition Temperature:

No information available

VOE:

0.21%

No information available

Melting/Freezing Point:

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Strong acids, oxidizers, alkalies, hypochlorites and halogens

Hazardous Decomposition Products: Oxides of carbon

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause eye and skin irritation. **Ingestion:** May be harmful if swallowed.

Inhalation: None known.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORY INFORMATION

This product contains a component subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Ammonium Hydroxide, CAS No.: 1336-21-6

CERCLA: Final RQ = 1,000 lbs

SARA 313: Listed

California Cleaning Produc Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Ethylene Glycol Monobutyl Ether	111-76-2	Solvent

Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Ammonium Hydroxide	1336-21-6	pH adjuster
Acrylic Polymer	Proprietary	Polymer
Fragrance*	119-36-8, 118-61-6, 15356-70-4, 91-64-5, 78-70-6, 121-33-5, 8015-91-6	Fragrance
Dye	Proprietary	Colorant

*Contains the following fragrance allergens:

FRAGRANCE ALLERGEN	CASNO.	PERCENTAGE
Coumarin	91-64-5	0.01%

16. OTHER INFORMATION

Revision Date: 01/09/2020 **Supersedes:** 08/10/2018

Reason for Revision: Updated Section 15

Notice to Reader: This document has been prepared using data from sources considered technically reliable. It does not constitute a warranty, express or implied, as to the accuracy of the information contained within. Actual conditions of use and handling are beyond seller's control. User is responsible to evaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.



1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: DC33
Product Code: A0151

Recommended Use: Disinfectant/Detergent Cleaner

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) SPILLS: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

GHS Hazard Classification

Signal Word: DANGER

Acute Toxicity: category 4 (oral) ...J:='

Acute Toxicity: category 4 (dermal)

Skin Corrosion: Category 1B **Eye Irritation**: Category 1

HAZARD STATEMENTS

H314: Causes severe skin burns and eye

H302: Harmful if swallowed

H312: Harmful in contact with skin

PRECAUTIONARY STATEMENTS

P260: Do not breathe mist/vapors or spray P264: Wash hands thoroughly after handling

P280: Wear eye protection and protective gloves

P301-306: See Section 4 for information

P405: Store locked up

P501: Dispose of contents and container in

accordance with local, state and federal

regulations

P301/312: If swallowed, call a poison

center/doctor

if you feel unwell.

P330: Rinse mouth.

P302/P352: If on skin, wash with plenty soap and

water.

P362/P364: Take off contaminated clothing and

wash it before reuse.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION*
n-alkyl dimethyl benzyl ammonium chloride	68931-01-5	1-5
n-alkyl dimethyl ethylbenzyl ammonium chloride	68956-79-6	1-5
Sodium Carbonate	497-19-5	1-5
Tetrasodium ethylenediaminetetraacetate	64-02-8	1-5
Fragrance	Mixture	<1.0

^{*} Specific chemical identity and/or exact percentage of composition has been withheld as a trade secret.

4. FIRST AID MEASURES

IF SWALLOWED: Rinse mouth. Do NOT induce vomiting.

IF INHALED: Remove person to fresh air and keep comfortable for breathing.

IF ON SKIN: Remove immediately all contaminated clothing. Rinse skin with water. Wash

contaminated clothing before reuse.

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present

and easy to do. Continue rinsing.

Immediately call a poison center if you feel unwell.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. Do not taste or swallow. Wash

thoroughly after handling and before eating. Avoid breathing vapors or mists. Remove and wash contaminated clothing and footwear before re-

use. FOR INDUSTRIAL AND INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product. **Appropriate Engineering Controls:**

Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eve Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: **Evaporation Rate:**

Clear yellow liquid No information available

Odor: Vapor Density:

Citrus fragrance No information available

Vapor Pressure: pH:

No information available 11.7 **Specific Gravity: Partition Coefficient:** No information available 1.038 g/ml Solubility: **Auto-Ignition Temperature:**

No information available Soluble in water Flash Point: **Decomposition Temperature:**

>200°F No information available **Boiling Point: Melting/Freezing Point:**

212°F No information available

Flammability: Viscosity:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Not expected to occur with normal handling and storage

Incompatibility: Strong oxidizing agents and strong acids

Hazardous Decomposition Products: May include carbon monoxide, carbon dioxide and nitrogen

oxides

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, ingestion, eye and skin contact

Acute Symptoms

Eye and Skin Contact: Corrosive. May cause severe burns.

Ingestion: Corrosive. May cause burns to mouth, throat and stomach. **Inhalation:** May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

This product is toxic to fish and aquatic invertebrates.

13. DISPOSAL CONSIDERATIONS

Pesticide wastes are acutely hazardous. Improper disposal of excess pesticide spray mixture or rinsate is a violation of Federal law. If these wastes cannot be disposed of by use according to label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

14. TRANSPORT INFORMATION

UN Number:Not classifiedProper Shipping Name:Not classifiedHazard Class:Not classifiedPacking Group:Not classified

15. REGULATORY INFORMATION

EPA REGISTRATION NUMBER: 1839-95-6243

EPA Statement

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. The pesticide label also includes other important information, including directions for use, pesticide storage and container handling. Following is the hazard information as required on the pesticide label:

DANGER. KEEP OUT OF REACH OF CHILDREN. CORROSIVE. Causes irreversible eye damage and skin burns. Do not get in eyes, on skin or on clothing. Wear goggles or face shield, rubber gloves, and protective clothing. Harmful if swallowed. Remove contaminated clothing and wash before reuse. Wash hands before eating, drinking, chewing gum, using tobacco or using the toilet.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
n-alkyl dimethyl benzyl ammonium chloride	68931-01-5	Antimicrobial
n-alkyl dimethyl ethylbenzyl ammonium chloride	68956-79-6	Antimicrobial
Sodium Carbonate	497-19-5	Builder
Tetrasodium ethylenedia minetetraacetate	64-02-8	Chelant
Fragrance*	Mixture	Fragrance

*Contains the following fragrance allergens:

FRAGRANCE ALLERGEN	CASNO.	PERCENTAGE
d-Limonene	5989-27-5	0.04%
Citral	5392-40-5	0.01%

16.OTHER INFORMATION

Revision Date: 01/10/20 **Supersedes:** 08/21/18

Reason for Revision: Updated Section 15

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SAFETY DATA SHEET



D-GREASE

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: D-Grease Product Code: A0057

Recommended Use: Concentrated Alkaline Degreaser

Company

Auto-Chlor Svstem 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDIC.AL: 1-866-923-4946 (**PROSAR**) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Sianal Word: DANGER

Acute Toxicity: category 4 (oral) _-->!:"

Acute Toxicity: category 4 (dermal)

Skin Corrosion: Category 1 **Eye Irritation:** Category 1

HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves P301/312: If swallowed, call a poison center/doctor

if you feel unwell.

P330: Rinse mouth.

P302/P352: If on skin, wash with plenty soap and

water.

P362/P364: Take off contaminated clothing and wash it before reuse.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Water	7732-18-5	68.0-73.0
Ethylene Glycol Monobutyl Ether	111-76-2	5.0-10.0
Sodium Xylene Sulfonate	1300-72-7	5.0-10.0
Sodium Hydroxide	1310-73-2	1.0-5.0
Linear Alcohol Ethoxylate	68987-81-5	1.0-5.0
Sodium Laureth Sulfate	9004-82-4	1.0-5.0
Dye	633-96-5	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear orange liquid No information available

Odor: Odor Threshold:

Aromatic odor No information available

pH: Vapor Density:

11.6-12.2 No information available

Specific Gravity: Vapor Pressure:

1.04 - 1.08 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:
 No information available

Boiling Point:

No information available

No information available

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive / Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Strong acids, strong oxidizers and chlorine

Hazardous Decomposition Products: Oxides of carbon

11. TOXICOLOGY INFORMATION

The product itself has not been tested. Information given is based on data obtained from components of the mixture. The acute toxicity estimates are:

Oral LD₅₀ Dermal LDso Inhalation LCso

3629 mg/kg >5000 mg/kg 2.69 mg/l

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

The ecological evaluation of this product is based on data from the components of the mixture. The acute toxicity estimate:

Fish LC50: 26.85 mg/l

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., (Sodium Hydroxide)

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2 CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Ethylene Glycol Monobutyl Ether	111-76-2	Solvent
Sodium Xylene Sulfonate	1300-72-7	Surfactant
Sodium Hydroxide	1310-73-2	Builder
Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Sodium Laureth Sulfate	9004-82-4	Surfactant
Dye	633-96-5	Colorant

16.OTHER INFORMATION

Revision Date: 01/10/20 **Supersedes:** 08/15/18

Reason for Revision: Update Section 15

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contained within. Actual conditions of use and handling are beyond seller's control. User is responsible to evaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.



D-SCALE

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: D-Scale
Product Code: A0220

Recommended Use: Scale and Lime Deposits Removal

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 2
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed P264: Wash hands thoroughly after handling H312: Harmful in contact with skin P270: Do not eat, drink or smoke when using this

H315: causes skin irritation product

H318: Causes serious eye damage P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

PRECAUTIONARY STATEMENTS

INGREDIENTS	CASNO.	" COMPOSITION
Water	7732-18-5	50.0-55.0
Phosphoric Acid	7664-38-2	42.0-47.0
Sodium Butoxyethoxy Acetate	67990-17-4	1.0-5.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear pink liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.2-1.22 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:

No information available
No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Incompatible with strong alkalis

Hazardous Decomposition Products: Oxides of phosphorous

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause serious eye damage and skin irritation. **Ingestion:** May cause irritation to mouth, throat and stomach.

Inhalation: May cause irritation to nose, throat and respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN1805

Proper Shipping Name: Phosphoric Acid Solution

Hazard Class: 8
Packing Group: 111

15. REGULATORY INFORMATION

This product contains a component subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Phosphoric Acid, CAS No. 7664-38-2 CERCLA: Final RQ = 5,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Phosphoric Acid	7664-38-2	Cleaning Enhancer
Sodium Butoxyethoxy Acetate	67990-17-4	Cleaning Enhancer
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/10/20 **Supersedes**: 01/30/15

Reason for Revision: Updated Section 15

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FABRA KLEEN ELIMINATOR

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Fabra Kleen Eliminator

Product Code: A0303

Recommended Use: Concentrated Alkaline Laundry Detergent

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emera: ency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

SIsnal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed P264: Wash hands thoroughly after handling H312: Harmful in contact with skin P270: Do not eat, dr1nk or smoke when using this

H314: Causes severe skin burns and eye product

damage P280: Wear eye protection and protective gloves

PRECAUTIONARY STATEMENTS

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	40.0-45.0
Sodium Xylene Sulfonate	1300-72-7	1S.0-20.0
Potassium Hydroxide	1310-58-3	10.0-15.0
Sodium Silicate	1344-09-8	5.0-10.0
Alcohols, Cl0-16, ethoxylated	6802-97-1	5.0-10.0
Dodecylbenzenesulfonic Acid	68584-22-S	S.0-10.0
Isopropanol	67-63-0	1.0-5.0
linear Alcohol Ethoxylate	68987-81-5	1.0-5.0
Citric Acid	77-92-9	1.0-5.0
2-aminoethanol	141-43-5	1.0-5.0
Benzenesulfonic acid, 2,2'-([1,1'-biphenyl]-4,4'-diyldi-2,1-ethenediyl}bis-, disodium salt	27344-41-8	<1.0
Dye	4474-24-2	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear blue liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

11.0-12.0 No information available

Specific Gravity: Vapor Pressure:

1.10 - 1.13 g/ml

Solubility:

Partition Coefficient:

No information available

Flash Point:

No information Temperature:

No information available

Boiling Point:

Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., (Potassium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Potassium Hydroxide, CAS No. 1310-58-3

CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Xylene Sulfonate	1300-72-7	Surfactant
Potassium Hydroxide	1310-58-3	Builder
Sodium Silicate	1344-09-8	Builder
Alcohols, Cl0-16, ethoxylated	6802-97-1	Surfactant
Dodecylbenzenesulfonic Acid	68584-22-5	Surfactant
Isopropanol	67-63-0	Solvent
Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Citric Acid	77-92-9	pH Adjuster
2-aminoethanol	141-43-5	Builder
Benzenesulfonic acid, 2,2'-{[1,1'-biphenyl]-4,4'-diyldi-2,1-ethenediyl)bis-, disodium salt	27344-41-8	Cleaning Enhancer
Dye	4474-24-2	Colorant

16.OTHER INFORMATION

Revision Date: 11/20/19 **Supersedes:** 11/20/19

Reason for Revision: Updated per California SB 256

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FABRA KLEEN MAXIMIZER

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Fabra Kleen Maximizer

Product Code: A0301

Recommended Use: Alkali Booster

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear *eve* protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	" COMPOSITION
Sodium Hydroxide	1310-73-2	32.0-37.0
Water	7732-18-5	18.0-23.0
Polyacrylic Acid	66019-18-9	1.0-5.0
Amino tris (methylenephoshonic acid)	6419-19-8	1.0-5.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear colorless to light straw liquid

No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.38-1.44

Solubility:

Soluble in water

Flash Point:

No information available

Auto-Ignition Temperature:

No information available

Boiling Point:

Decomposition Temperature:

No information available

VOE:

0.00%

No information available

Melting/Freezing Point:

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN1824

Proper Shipping Name: Sodium Hydroxide Solutions

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Sodium Hydroxide	1310-73-2	Builder
Water	7732-18-5	Solvent
Polyacrylic Acid	66019-18-9	Chelant
Amino tris (methylenephoshonic acid)	6419-19-8	Chelant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 01/19/17

Reason for Revision: Updated per California SB 256

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FABRA KLEEN SOFT & SOUR

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Fabra Kleen Soft & Sour

Product Code: A0313

Recommended Use: Concentrated Fabric Softener with Neutralizer

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1
Skin Sensitization: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin

H314: causes severe skin burns and eye

Damage

H317: Make cause an allergic skin reaction

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	62.0-66.0
Fluorosilicic Acid 23%	16961-83-4	20.0-25.0
Methyl Bis(Tallow Amido Ethyl) 2-Hyrdoxyethyl Ammonium Methyl Sufllfate, Ethoxylated	68410-69-5	8.0-12.0
Linear Alcohol Ethoxylate	68987-81-5	1.0-5.0
Dipropylene Glycol Methyl Ether	34590-94-8	1.0-5.0

FABRA KLEEN SOFT & SOUR

Fragrance	Mixture	< 1.0
Dye	4474-24-2	< 1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Opaque blue liquid No information available

Odor: Odor Threshold:

Slight floral odor No information available

pH: Vapor Density:

2.0-3.0 No information available

Specific Gravity: Vapor Pressure:

1.03-1.07 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN1778

Proper Shipping Name: Fluorosilicic Acid

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product does not contain any component subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Fluorosilicic Acid 23%	16961-83-4	pH Adjuster
Methyl Bis(Tallow Amide Ethyl) 2-Hyrdoxyethyl Ammonium Methyl Sufllfate, Ethoxylated	68410-69-5	Surfactant
Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Dipropylene Glycol Methyl Ether	34590-94-8	Solvent
Fragrance*	Mixture	Fragrance
Dye	4474-24-2	Colorant

*Contains the following fragrance allergens:

FRAGRANCE ALLERGEN	CASNO.	PERCENTAGE
Hexyl Cinnamal	101-86-0	0.03%
Butylphenyl Methylpropional	80-54-6	0.02%
Amyl Cinnamal	122-40-7	0.01%

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 10/10/19

Reason for Revision: Updated per California SB 256

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FABRA KLEEN SOUR

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Fabra Kleen Sour

Product Code: A0312

Recommended Use: Neutralizing Rinse Additive

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Sisnal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	50.0-55.0
Fluorosilicic Acid 23"	16961-83-4	42.0-47.0
Dye	3734-67-6	< 1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8.

Cleanup Procedures: Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear pink liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.08-1.10No information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information availableBoiling Point:Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN1778

Proper Shipping Name: Fluorosilicic Acid

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product does not contain components subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Fluorosilicic Acid 23%	16961-83-4	pH Adjuster
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 04/06/15

Reason for Revision: Updated per California SB 256

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FABRA KLEEN TERMINATOR

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Fabra Kleen Terminator

Product Code: A0304

Recommended Use: Built Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER

Acute Toxicity: Category 4 Skin Corrosion: Category 1 Eye Irritation: Category 1

carcinogenicity (oral): category 2

HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: Causes severe skin burns and eye

damage

H351: Suspected of causing cancer

if swallowed

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear *eye* protection and protective gloves P308: If exposed or concerned, get medical advice

or attention.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	50.0-55.0
Sodium Hydroxide	1310-73-2	17.0-22.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	5.0-8.0
Alcohols, C12-16, Ethoxylated	68551-12-2	1.0-5.0
Alcohols, Cl0-16 Ethoxylated	68002-97-1	1.0-5.0
Linear Alkylbenzene Sulfonate	Mixture	1.0-5.0
Benzenesulfonic acid, 2,2'-([1,1'-biphenyl]-4,4'-diyldi-2,1-ethenediyl)bis, disodium salt	27344-41-8	< 1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting. Seek medical advice.
 Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.
 Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits:

Hazardous Component	CAS-No.	OSHA Final PEL	OSHA Final PEL	OSHA Final PEL Ceiling
		TWA	STEL	
Sodium hydroxide	1310-73-2	2 mg/m.,		

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

White emulsion liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.268 - 1.280 g/ml No information available

Solubility: Partition Coefficient:

Soluble in water

No information available

Flash Point:

Auto-Ignition Temperature:

No information available No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available No information available

Viscosity: Flammability:

50-100 cps No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN1824

Proper Shipping Name: Sodium Hydroxide Solutions

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	Builder
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Alcohols, C12-16, Ethoxylated	68551-12-2	Surfactant
Alcohols, Cl0-16 Ethoxylated	68002-97-1	Surfactant
Linear Alkylbenzene Sulfonate	Mixture	Surfactant
Benzenesulfonic acid, 2,2'-([1,1'-biphenyl]-4,4'-diyldi-2,1-ethenediyl)bis, disodium salt	27344-41-8	Cleaning Enhancer

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 03/21/18

Reason for Revision: Updated per California SB 256

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FLOOR BREAK

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Floor Break **Product Code:** A0210

Recommended Use: Concentrated Alkaline Floor Cleaner

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin

H314: Causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Water	7732-18-5	58.0-63.0
Sodium Tripolyphosphate	7758-29-4	8.0-13.0
Sodium Xylene Sulfonate	1300-72-7	5.0-10.0
Potassium Hydroxide	1310-58-3	5.0-10.0
Linear Alcohol Ethoxylate	68987-81-5	1.0-5.0
Alcohol Ethoxy Sulfate	Mixture	<1.0
Sodium Silicate	1344-09-8	<1.0
Fragrance	Mixture	<1.0
Dye	Mixture	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear green liquid No information available

Odor: Odor Threshold:

Lemon fragrance No information available

pH: Vapor Density:

13.2-13.4 No information available

Specific Gravity: Vapor Pressure:

1.17-1.19 g/mL
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:
 No information available

Boiling Point: Decomposition Temperature:

212°F

VOC:

No information available

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Strong acids and strong oxidizers

Hazardous Decomposition Products: May yield oxides of carbon and hydrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Potassium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following components which are subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Tripolyphosphate, CAS No.: 7758-29-4

CERCLA: Final RQ = 5,000 lbs

Potassium Hydroxide, CAS No.: 1310-58-3

CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Tripolyphosphate	7758-29-4	Builder
Sodium Xylene Sulfonate	1300-72-7	Surfactant
Potassium Hydroxide	1310-58-3	pH Adjuster
Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Alcohol Ethoxy Sulfate	Mixture	Surfactant
Sodium Silicate	1344-09-8	Builder
Fragrance*	Mixture	Fragrance
Dye	Mixture	Colorant

*Contains the following fragrance allergens:

FRAGRANCE ALLERGEN	CASNO.	PERCENTAGE
Citral	5392-40-5	0.01%

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 02/10/2015

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GOK

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: GOK
Product Code: A0054

Recommended Use: Concentrated Alkaline Degreaser

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER

Acute Toxicity: category 4 (oral) .,.J:='

Acute Toxicity: category 4 (dermal)

Skin Corrosion: Category 1 **Eye Irritation:** Category 1

<u>HAZARD STATEMENTS</u> <u>PRECAUTIONARY STATEMENTS</u>

H302: Harmful if **swallowed** P264: Wash hands thoroughly after handling H312: Harmful in contact **with** skin P270: Do not eat, drink or smoke when using this

H314: causes severe skin burns and eye product

damage P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Water	7732-18-5	73.0-75.0
Potassium Hydroxide	1310-58-3	10.0-12.0
Propylene Glycol	57-55-6	2.0-5.0
Alkylpolyglucoside	68515-73-1, 110615-47-9	3.0-5.0
Alcohol ethoxy sulfate	9004-82-4 , 64-17-5, 68131-39-5	1.0-3.0
Surfactant Blend	110615-47-9, 68585-34-2, 1310-73-2, 77-92-9	1.0-3.0

Sodium Silicate	1344-09-8	1.0-2.0
Styrene/Acrylamide	24981-13-3	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

White opaque liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

13.0-13.2 No information available

Specific Gravity: Vapor Pressure:

1.10-1.20 g/ml

Solubility:
Partition Coefficient:
No information available

Flash Point:
No information available
No information available
No information available
Boiling Point:
Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Strong acids and strong oxidizers
Hazardous Decomposition Products: Oxides of carbon or nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., (Potassium Hydroxide)

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Potassium Hydroxide, CAS No.: 1310-58-3

CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Potassium Hydroxide	1310-58-3	pH Adjuster
Propylene Glycol	57-55-6	Solvent
Alkylpolyglucoside	68515-73-1, 110615-47-9	Surfactant
Alcohol ethoxy sulfate	9004-82-4, 64-17-5, 68131-39-5	Surfactant
Surfactant Blend	110615-47-9, 68585-34-2, 1310-73-2, 77-92-9	Surfactant
Sodium Silicate	1344-09-8	Builder
Styrene/Acrylamide	24981-13-3	Polymer

16. OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 08/01/2018

Reason for Revision: Added California Right to Know Act regulations.

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INSTITUTIONAL MACHINE DETERGENT

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Institutional Machine Detergent

Product Code: A0022

Recommended Use: Mechanical Warewashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis**, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



product

PRECAUTIONARY STATEMENTS

HAZARD STATEMENTS

H302: Harmful if swallowed P264: Wash hands thoroughly after handling H312: Harmful in contact with skin P270: Do not eat, drink or smoke when using this

H314: causes severe skin burns and eye

damage P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION** ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	60.0-65.0
Tetrapotassium Pyrophosphate	7320-34-5	5.0-10.0
Potassium Hydroxide	1310-58-3	1.0-5.0
Sodium Hypochlorite	7681-52-9	1.0-5.0
Polyacrylic Acid	66019-18-9	1.0-5.0
Sodium Hydroxide	1310-73-2	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear yellow liquid No information available

Odor: Odor Threshold:

Chlorine odor No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.14 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:

No information available

No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., (Potassium Hydroxide)

Hazard Class: 8
Packing Group: PGII

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Potassium Hydroxide, CAS No.: 1310-58-3

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Tetrapotassium Pyrophosphate	7320-34-5	Builder
Potassium Hydroxide	1310-58-3	pH Adjuster
Sodium Hypochlorite	7681-52-9	Cleaning Enhancer
Polyacrylic Acid	66019-18-9	Polymer
Sodium Hydroxide	1310-73-2	pH Adjuster

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes**: 12/03/2014

Reason for Revision: Added California Right to Know Act regulations.

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KITCHEN AND CONCRETE DEGREASER

PRODUCT AND COMPANY IDENTIFICATION

Product Name: Kitchen and Concrete Degreaser

A0178 **Product Code:**

Recommended Use: **Heavy Duty Degreaser**

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER Acute Toxicity: Category 4 Skin Corrosion: Category 2 Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin H315: Causes skin irritation

H318: Causes serious eye damage **COMPOSITION/INFORMATION ON INGREDIENTS**

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	65.0-70.0
Sodium Xylene 5ulfonate	1300-72-7	5.0-10.0
Dodecyl Benzenesulfonic Acid	68584-22-S	3.0-8.0
Sodium Tripolyophosphate	1300-72-7	3.0-8.0
Dipropylene Glycol Monomethyl Ether	34590-94-8	1.0-5.0
Sodium Silicate	1344-09-8	1.0-5.0
Linear Alcohol Ethoxylate	68987-81-S	1.0-5.0
Potassium Hydroxide	1310-58-3	1.0-5.0
Dye	Mixture	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear liquid (light red or green in color)

No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

11.0-12.0 No information available

Specific Gravity: Vapor Pressure:

1.08 - 1.11g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:

No information available

No information available

Boiling Point: Decomposition Temperature:

212°F

Voe:

No information available

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Incompatible with acids

Hazardous Decomposition Products: Oxides of carbon

11. TOXICOLOGY INFORMATION

The product itself has not been tested. Information given is based on data obtained from components of the mixture. The acute toxicity estimates are:

Oral LDso Dermal LDso Inhalation LCso

>5000 mg/kg 4937 mg/kg 2.89 mg/l

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause serious eye damage and skin irritation.

Ingestion: May cause irritation to mouth, throat and stomach.

Inhalation: May cause irritation to nose, throat and respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

The ecological evaluation of this product is based on data from the components of the mixture. The acute toxicity estimate:

Fish LC₅₀: 11.41 mg/l

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORY INFORMATION

This product contains components subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Tripolyphosphate, CAS No. 7758-29-4

CERCLA: Final RQ = 5,000 lbs

Potassium Hydroxide, CAS No. 1310-58-3

CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Xylene Sulfonate	1300-72-7	Surfactant
Dodecyl Benzenesulfonic Acid	68584-22-5	Surfactant
Sodium Tripolyophosphate	1300-72-7	Builder
Dipropylene Glycol Monomethyl Ether	34590-94-8	Surfactant
Sodium Silicate	1344-09-8	Builder
Linear Alcohol Ethoxylate	68987-81-5	Surfactant
Potassium Hydroxide	1310-58-3	pH Adjuster
Dye	Mixture	Colorant

16.0THER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 05/18/2016

Reason for Revision: Added California Right to Know Act regulations.

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KLEEN DUTY SUPREME

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Kleen Duty Supreme

Product Code: A0202

Recommended Use: High Performance Machine Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with sic.inH314: Causes severe sic.in burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink. or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CAS NO.	% COMPOSITION
Sodium Hydroxide	1310-73-2	41.0-47.0
Sodium Tripolyphosphate	7758-29-4	30.0-36.0
Sodium Carbonate	497-19-8	16.0-22.0
Polyacrylic Acid	68479-09-4	1.0-5.0
Poloxalene	9003-11-6	1.0-5.0
Sodium Dichloroisocyanurate Dihydrate	51580-86-0	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

White free flowing powder No information available

Odor: Odor Threshold:

Mild odor No information available

pH: Vapor Density:

No information available No information available

Bulk Density: Vapor Pressure:

1.1 g/cm³ (packed)No information availableSolubility:Partition Coefficient:Soluble in waterNo information available

Flash Point: Auto-Ignition Temperature:

No information available No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Flammable liquids, active metals, organic halogen

compounds and strong acids

Hazardous Decomposition Products: Chlorine gas if heated above 250°F

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3262

Proper Shipping Name: Corrosive Solid, Basic, Inorganic, N.O.S., (Sodium Hydroxide)

Hazard Class: 8
Packing Group: PGII

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Sodium Hydroxide	1310-73-2	pH Adjuster
Sodium Tripolyphosphate	7758-29-4	Builder
Sodium Carbonate	497-19-8	Builder
Polyacrylic Acid	68479-09-4	Polymer
Poloxalene	9003-11-6	Surfactant
Sodium Dichloroisocyanurate Dihydrate	51580-86-0	Preservative

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 10/31/2014

Reason for Revision: Added California Right to **Know** Act regulations.

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MACH DETERGENT MS

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: MACH Detergent MS

Product Code: A1120

Recommended Use: Mechanical Warewashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category IC
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with sic.in

H314: Causes severe sic.in burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink. or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	28.0-32.0
Sodium Silicate	1344-09-8	28.0-32.0
Potassium Hydroxide	1310-58-3	10.0-15.0
Triphosphoric Acid, sodium salt	7758-29-4	5.0-10.0
Polyacrylic Acid	Mixture	1.0-5.0
Sodium Tolyltriazole	64665-57-2	<1.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

>13 No information available

Specific Gravity: Vapor Pressure:

1.34 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:

No information available

No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, n.o.s., (Potassium Hydroxide,

Sodium Silicate)

Hazard Class: 8
Packing Group: ||

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Triphosphoric Acid, sodium salt, CAS No. 7758-29-4 CERCLA Final RQ: 5,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Silicate	1344-09-8	Builder
Potassium Hydroxide	1310-58-3	pH Adjuster
Triphosphoric Acid, sodium salt	7758-29-4	Builder
Polyacrylic Acid	Mixture	Polymer
Sodium Tolyltriazole	64665-57-2	Cleaning Enhancer
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 08/25/2013

Reason for Revision: Added California Right to Know Act regulations.

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MACH TURBO

PRODUCT AND COMPANY IDENTIFICATION

Mach Turbo **Product Name: Product Code:** A1721

Recommended Use: Mechanical Warewashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER Acute Toxicity: category 4 Skin Corrosion: Category 1 Eye Irritation: Category 1



HAZARD STATEMENTS

PRECAUTIONARY STATEMENTS H302: Harmful if swallowed P264: Wash hands thoroughly after handling H312: Harmful in contact with skin P270: Do not eat, drink or smoke when using this

H314: causes severe skin burns and eye product

> P280: Wear eye protection and protective gloves damage

COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Water	7732-18-5	50.0-60.0
Sodium Hydroxide	1310-73-2	15.0-20.0
2-propenoic acid, telomer with sodium hydrogen sulfite	60019-18-9	5.0-10.0
2-propenoic acid, homopolymer sodium salt	9003-04-7	3.0-6.0
Sodium Citrate	6132-04-3	3.0-6.0
Sodium iminodisuccinate	Mixture	1.0-3.0
Potassium hydroxide	1310-58-3	1.0-3.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: **Evaporation Rate:**

No information available Clear red liquid

Odor: **Odor Threshold:**

No characteristic odor No information available

:Ha **Vapor Density:**

>14 No information available

Specific Gravity: Vapor Pressure:

1.33 g/ml No information available **Partition Coefficient:** Solubility: Soluble in water No information available

Flash Point: **Auto-Ignition Temperature:** No information available No information available

Decomposition Temperature: Boiling Point:

No information available No information available voe: **Melting/Freezing Point:**

No information available No information available

Flammability: **Viscosity:**

No information available No information available

10. STABILITY AND REACTIVITY

Stable under normal conditions Stability:

Hazardous Polymerization: Will not occur

Incompatibility: Incompatible with acids **Hazardous Decomposition Products:** None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Sodium Hydroxide,

Potassium Hydroxide)

Hazard Class: 8 **Packing Group**: PG II

15. REGULATORY INFORMATION

This product contains the following components subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ = 1,000 lbs

Potassium Hydroxide, CAS No.: 1310-58-3

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	pH Adjuster
2-propenoic acid, telomer with sodium hydrogen sulfite	60019-18-9	Polymer
2-propenoic acid, homopolymer sodium salt	9003-04-7	Polymer
Sodium Citrate	6132-04-3	Chelant
Sodium iminodisuccinate	Mixture	Chelant
Potassium hydroxide	1310-58-3	Builder
Dye	3734-67-6	Colorant

16.0THER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 08/13/2019

Reason for Revision: Added California Right to Know Act regulations.

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contained within. Actual conditions of use and handling are beyond seller's control. User is responsible to evaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.



MACH WASHMATE NP

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: MACH Washmate NP

Product Code: A1122

Recommended Use: Mechanical Warewashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1

Carcinogenicity (oral): Category 2

HAZARD STATEMENTS

H302: Harmful if swallowed

H312: Harmful in contact with skin

H314: Causes severe skin burns and eye

damage

H351: Suspected of causing cancer if

swallowed.

PRECAUTIONARY STATEMENTS

P202: Do not handle until all safety precautions

have been read and understood.

P264: Wash hands thoroughly after handling

P270: Do not eat, drink, or smoke when using this

product

P280: Wear eye protection and protective gloves.

P308: If exposed or concerned, get medical advice

or attention.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Sodium Hydroxide	1310-73-2	32.0-36.0
Water	7732-18-5	32.0-36.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	17.0-21.0
Methyl-Oxirane polymer with Oxirane	9003-11-6	1.0-3.0
Polyacrylic Acid	Mixture	1.0-3.0
Neutralized polycarboxylic acid	Mixture	1.0-3.0
Alkylpolyglucoside	110615-47-9	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting. Get medical attention.
 Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.
 Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class ABC fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Regulatory Exposure limit(s):

Hazardous Component	CAS-No.	OSHA Final PEL TWA	OSHA Final PEL STEL	OSHA Final PEL Ceiling
Sodium hydroxide	1310-73-2	2 mg/m"		

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

White slurry No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

13.5 No information available

Specific Gravity: Vapor Pressure:

No information available

Solubility:

No information available

Partition Coefficient:

Soluble in water No information available

Flash Point:

>200°F

Auto-Ignition Temperature:

No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available No information available

Viscosity: Flammability:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Incompatible with reducing agents, acids and ammonia **Hazardous Decomposition Products:** Hydrogen chloride, chlorine and chlorinated compounds

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Sodium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No. 1310-73-2

CERCLA Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Sodium Hydroxide	1310-73-2	pH Adjuster
Water	7732-18-5	Solvent
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Methyl-Oxirane polymer with Oxirane	9003-11-6	Polymer
Polyacrylic Acid	Mixture	Polymer
Neutralized polycarboxylic acid	Mixture	Polymer
Alkylpolyglucoside	110615-47-9	Surfactant

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 03/13/2018

Reason for Revision: Added California Right to Know Act regulations.

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MACHINE DETERGENT 3X

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Machine Detergent 3X

Product Code: A0036

Recommended Use: Mechanical Dishwashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with sic.inH314: Causes severe sic.in burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink. or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CA5 NO.	% COMPOSITION
Water	7732-18-5	45.0-50.0
Sodium Hydroxide	1310-73-2	15.0-20.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	10.0-15.0
Polyacrylic Acid	Mixture	1.0-5.0
Amino tris (methylenephosphonic acid)	6419-19-8	1.0-5.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.29 g/ml
 Solubility:
 Partition Coefficient:
 Soluble in water
 No information available
 Flash Point:
 Auto-Ignition Temperature:
 No information available

Politica Politica

Boiling Point:212°F

Decomposition Temperature:
No information available

VOC: Melting/Freezing Point:
No information available

No information available

Viscosity: Flammability:

No information available No information available

Lower Explosive / Upper Explosive:

No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Acids

Hazardous Decomposition Products: Oxides of carbon or nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Sodium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	pH Adjuster
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Polyacrylic Acid	Mixture	Polymer
Amino tris {methylenephosphonic acid)	6419-19-8	Chelant
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 12/05/2014

Reason for Revision: Added California Right to Know Act regulations.

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MACHINE DETERGENT 4X

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Machine Detergent 4X

Product Code: A1038

Recommended Use: Mechanical Dishwashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with sic.inH314: Causes severe sic.in burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink. or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CA5 NO.	% COMPOSITION
Water	7732-18-5	40.0-45.0
Sodium Hydroxide	1310-73-2	15.0-20.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	10.0-15.0
Polyacrylic Acid	Mixture	1.0-5.0
Amino tris (methylenephosphonic acid)	6419-19-8	1.0-5.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

No information available No information available

Specific Gravity: Vapor Pressure:

1.32 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:

No information available

No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Acids

Hazardous Decomposition Products: Oxides of carbon or nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Sodium Hydroxide)

Hazard Class: 8
Packing Group: PGII

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CASNO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	pH Adjuster
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Polyacrylic Acid	Mixture	Polymer
Amino tris {methylenephosphonic acid)	6419-19-8	Chelant
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/2020 Supersedes: 12/12/2014

Reason for Revision: Added California Right to **Know** Act regulations.

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MACHINE DETERGENT 2

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Machine Detergent 2

Product Code: A0025

Recommended Use: Concentrated Hard Water Machine Dishwashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue **Memphis, TN 38105**

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: I-866-923-4946 (PROSAR) **SPILLS**: I-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: category 4
Skin Corrosion: Category 1
Eye Irritation: Category I



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with sic.inH314: Causes severe sic.in burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink. or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-S	70.0-75.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	13.0-16.0
Sodium Hydroxide	1310-73-2	2.0-4.0
Polyacrylic Acid	66019-18-9	3.0-5.0
Sodium Silicate	134409-8	1.0-3.0
1-hydroxyethylidene-1,1-diphosphonic acid	2809-21-4	1.0-3.0
Dye	3734-67-6	< 1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

12.1 No information available

Specific Gravity: Vapor Pressure:

1.20 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:

No information available No information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Acids

Hazardous Decomposition Products: Oxides of carbon

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Potassium Hydroxide, CAS No.: 1310-58-3

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Nitrilo -triacetate, monohydrate	18662-53-8	Chelant
Sodium Hydroxide	1310-73-2	pH Adjuster
Polyacrylic Acid	66019-18-9	Polymer
Sodium Silicate	1344-09-8	Builder
1-hydroxyethylidene-1,1-diphosphonic acid	2809-21-4	Surfactant
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes**: 02/09/2018

Reason for Revision: Added California Right to Know Act regulations.

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ROOMSENSE 400 CLEANER

PRODUCT AND COMPANY IDENTIFICATION

Product Name: RoomSense 400 Cleaner

Product Code: A0188

Recommended Use: Tub & Tile Cleaner

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER Acute Toxicity: Category 4 **Skin Corrosion:** Category 1 Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin H314: Causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CASNO.	% COMPOSITION
Water	7732-18-5	48.0-52.0
Dodecylbenzenesulfonic Acid	68584-22-5	10.0-15.0
1- hydroxyethylidene-1,1-diphosphonic acid	2809-21-4	5.0-10.0
Sodium Xylene Sulfonate	1300-72-7	s.0-10.0
atricAcid	77-92-9	5.0-10.0
Ethylene Glycol Monobutyl Ether	111-76-2	5.0-10.0
Sodium Hydroxide	1310-73-2	1.0-5.0
Alkylpolyglucoside Cl0-16	110615-47-9	1.0-5.0
Diethylene Glycol Monobutyl Ether	112-34-5	1.0-5.0
Fragrance	Mixture	<l0< td=""></l0<>
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Do not eat, drink or smoke when using this product. Wash hands thoroughly

after handling and before eating. FOR INDUSTRIAL AND INSTITUTIONAL USE

ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

Fragrant odor No information available

pH: Vapor Density:

2.0-3.0 No information available

Specific Gravity: Vapor Pressure:

1.06-1.12No information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	Function
Water	7732-18-5	Solvent
Dodecylbenzenesulfonic Acid	68584-22-5	Surfactant
1- hydroxyethylidene-1,1-diphosphonic acid	2809-21-4	Chelant
Sodium Xylene Sulfonate	1300-72-7	Surfactant
Citric Acid	77-92-9	Ph Adjuster
Ethylene Glycol Monobutyl Ether	111-76-2	Solvent
Sodium Hydroxide	1310-73-2	Builder
Alkylpolyglucoside Cl0-16	110615-47-9	Surfactant
Diethylene Glycol Monobutyl Ether	112-34-5	Solvent
Fragrance*	Mixture	Fragrance
Dye	3734-67-6	Colorant

*Contains the following fragrance allergens:

FRAGRANCE ALLERGEN	CAS NO.	PERCENTAGE
d-Limonene	5989-27-5	0.07%
Hexyl Cinnamic Aldehyde	101-86-0	0.05%
Linalool	78-70-6	0.03%
Benzyl Benzoate	120-51-4	0.02%

16.OTHER INFORMATION

Revision Date: 01/01/2020 **Supersedes:** 03/20/2015

Reason for Revision: Updated Section 15

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ROOMSENSE URINAL & BOWL CLEANER

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: RoomSense Urinal & Bowl Cleaner

Product Code: A0368

Recommended Use: Toilet Bowl Cleaner

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emerpncy Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard aasstftc:atlon

Slpal Word: DANGER

Tcnddly: c.at:egory 4 (oral) <u>-4</u>

Acute Toxicity: Category 4 (dermal)

Skin Corrosion: Category 2 Eye Irritation: Category 1

HAZARD STATEMENTS PRECAUTIONARY STATEMENTS

H302: Harmful if swallowed P264: Wash hands thoroughly after handling P312: Harmful in contact with **skin** P270: Do not eat, drink or smoke when using this

H315: Causes skin irritation product

H318: Causes serious eye dama1e P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	72.0-76.0
atricAcid	77IJ2-9	8.0-12.0
Sodium laureth Sulfate	68585-34-2	5.0-7.0
Sulfamic Acid	5329-14-6	4.0-6.0
Xanthan Gum	11138-66-2	3.0-5.0
Sodium Hydroxide	1310-73-2	2.0-4.0
Alcohols, C12-16, Ethoxylated	68551-12-2	1.0-3.0
Fragrance	Proprietary	< 1.0

ROOMSENSE URINAL & BOWL CLEANER

Dye	1034.21.0	
Dvo	3944 45 0	• • •
Dye	3044-45-9	

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Dark green liquid No information available

Odor: Odor Threshold:

Citrus odor No information available

pH: Vapor Density:

2.0-2.75 No information available

Specific Gravity: Vapor Pressure:

1.05 - 1.15 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:

No information available

No information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Lower Explosive / Upper Explosive:

No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause serious eye damage and skin irritation.

Ingestion: May cause irritation to mouth, throat and stomach.

Inhalation: May cause irritation to nose, throat and respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:
Proper Shipping Name:
Hazard Class:
Packing Group:

Not classified
Not classified
Not classified

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No. 1310-73-2 CERCLA Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	Function
Water	7732-18-5	Solvent
Citric Acid	77-92-9	pH Adjuster
Sodium Laureth Sulfate	68585-34-2	Surfactant
Sulfamic Acid	5329-14-6	pH Adjuster
Xanthan Gum	11138-66-2	Thickener
Sodium Hydroxide	1310-73-2	Builder
Alcohols, C12-16, Ethoxylated	68551-12-2	Surfactant
Fragrance*	Proprietary	Fragrance
Dye	1934-21-0	Colorant
Dye	3844-45-9	Colorant

^{*}Contains no fragrance allergens.

16.0THER INFORMATION

Preparation Date: 01/01/20 Supersedes: 03/25/19

Reason for Revision: Updated per California SB 256

Notice to Reader: This document has been prepared using data from sources considered technically reliable. It does not constitute a warranty, express or implied, as to the accuracy of the information

ROOMSENSE URINAL & BOWL CLEANER

contained w1tfim. Actual cond1bons of use and handling are beyond sellers control. Oser 1s responsible to evaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.



SCALE KLEEN

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Scale Kleen
Product Code: A0362

Recommended Use: Scale and lime Deposits Removal

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER

Acute Toxicity: Category 4 (oral) <u>rl 'll:</u>,

Acute Toxicity: Category 4 (dermal)

Skin Corrosion: Category 1 **Eye Irritation**: Category 1

HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this product

P280: Wear eve protection and protective gloves P301/312: If swallowed, call a poison center/doctor if you feel unwell.

P330: Rinse mouth.

P302/P352: If on skin, wash with plenty soap and water.

P362/P364: Take off contaminated clothing and wash it before reuse.

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	40.0-45.0
Phosphoric Acid	7664-38-2	22.0-28.0
Nitric Acid	7697-37-2	18.0-23.0
Poloxalene	9003-11-6	<1.0
Urea	57-13-6	<1.0
Dye	25956-17-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

59.5

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Weight % Solids:

No characteristic odor 40.5%

pH: Vapor Density:

No information available 17.3

Specific Gravity: Vapor Pressure: 1.24 - 1.26 g/ml 17.5 at 20°C

Solubility:

Soluble in water

No information available

Flash Point:

No information available

No information available

Boiling Point:

215°F

No information available

Volatile by Volume:

Partition Coefficient:

Auto-Ignition Temperature:

No information available

Decomposition Temperature:

No information available

Melting/Freezing Point:

Viscosity: Flammability:

No information available No information available

Freezing Point: Lower Explosive / Upper Explosive:

<40 No information available

10. STABILITY AND REACTIVITY

No information available

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Sodium hypochlorite, strong alkalis and soft metals

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3264

Proper Shipping Name: Corrosive Liquid, Acidic, Inorganic, N.O.S., (Phosphoric Acid, Nitric Acid)

Hazard Class: 8
Packing Group: II

15.REGULATORV INFORMATION

This product contains the following components which are subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Phosphoric Acid, CAS No.: 7664-38-2 CERCLA: Final RQ = 5,000 lbs

Nitric Acid, CAS No.: 7697-37-2 CERCLA: Final RQ = 1,000 lbs

Section 302: Listed Section 313: Listed

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	Function
Water	7732-18-5	Solvent
Phosphoric Acid	7664-38-2	pH Adjuster
Nitric Acid	7697-37-2	pH Adjuster
Poloxalene	9003-11-6	Surfactant
Urea	57-13-6	Stabilizer
Dye	25956-17-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 08/08/18

Reason for Revision: Updated Section 2 (route of exposure and precautionary statements)

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SILVERTECH 3X

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Silvertech 3X

Product Code: A1094

Recommended Use: Mechanical Dishwashing Detergent

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emersency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed
H312: Harmful in contact with skin

H314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION** ON INGREDIENTS

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	45.0-50.0
Sodium Hydroxide	1310-73-2	15.0-20.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	10.0-15.0
Polyacrylic Acid	Mixture	1.0-5.0
Amino tris (methylenephosphonic acid)	6419-19-8	1.0-S.O
Sodium Tolytrazole	64668-57-2	<1.0
Dye	3734-67-6	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear red liquid No information available

Odor: Odor Threshold:

No information available No information available

pH: Vapor Density:

> 14 No information available

Specific Gravity: Vapor Pressure:

1.29 g/ml

Solubility:
Partition Coefficient:
No information available

Flash Point:
No information available
No information available
No information available
Boiling Point:
Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Acids

Hazardous Decomposition Products: Oxides of carbon or nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: UN3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., {Sodium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	Function
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	Builder
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Polyacrylic Acid	Mixture	Polymer
Amino tris (methylenephosphonic acid)	6419-19-8	Builder
Sodium Tolytrazole	64665-57-2	Stabilizer
Dye	3734-67-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 04/24/15

Reason for Revision: Updated per GHS Format

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SOLUTION QA

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Solution QA

Product Code: A0035
Recommended Use: Sanitizer

Company

AuterChlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Eme11ency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

GHS Hazard Classification

Signal Word: DANGER

Acute Toxicity: Category 4 (oral) <u>.4F:'</u>

Acute Toxicity: Category 4 (dermal)

Skin Corrosion: Category 1 **Eye Irritation**: Category 1

HAZARD STATEMENTS

H302: Harmful if swallowed

H312: Harmful in contact with skin

H314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling

P270: Do not eat, drink or smoke when using this

product

P280: Wear *eve* protection and protective gloves

P301/312: If swallowed, call a poison center/doctor

if you feel unwell.

P330: Rinse mouth.

P302/P352: If on skin, wash with plenty soap and

water.

P362/P364: Take off contaminated clothing and

wash it before reuse.

COMPOSITION/INFORMATION ON INGREDIENTS

HAZARDOUS INGREDIENT	CAS NO.	% COMPOSITION
n-alkyl (C1450%, C1240%, C1510%) dimethyl benzyl ammonium chloride	68424-85-1	4.5 - 5.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

FIREFIGHTING MEASURES

Extinguishing Media: Class A/B/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. Cleanup Procedures: Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and Storage:

well ventilated place.

EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product. Appropriate Engineering Controls:

Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield. **Skin Protection:** Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Blue liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

6.5- 9.0 No information available

Specific Gravity: Vapor Pressure:

1.04 g/ml

Solubility:

Soluble in water

Flash Point:

No information available

Auto-Ignition Temperature:

No information available

Boiling Point:

Decomposition Temperature:

No information available

VOE:

0.60%

No information available

Melting/Freezing Point:

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur

Incompatibility: Strong oxidizing agents
Hazardous Decomposition Products: Oxides of nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Assessment of acute toxicity:

Oral LDso Dermal LDso Inhalation LCso

>5000 mg/kg >5000 mg/kg 2.14 mg/l

12. ECOLOGICAL INFORMATION

The ecological evaluation of this product is based on data from the components of the mixture. The acute toxicity estimate:

Fish LCso: 2.32 mg/l

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

Pesticide wastes are acutely hazardous. Improper disposal of all excess pesticide spray mixture or rinsate is a violation of Federal Law. If these wastes cannot be disposed of by use according to label directions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste Representatives at the nearest EPA Regional Office for guidance.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORY INFORMATION

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for VvOrkplace labels of non-pesticide chemicals. The pesticide label also includes other important information, including directions for use, pesticide storage and container handling.

EPA REGISTRATION NUMBER: 6243-1

Following is the hazard information as required on the pesticide label: DANGER

Harmful if swallowed or absorbed through the skin. Causes irreversible eye damage and skin irritation.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENT	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
n-alkyl (C1450%, C1240%, C15l0%) dimethyl benzyl ammonium chloride	68424-85-1	Antimicrobial
FD&C Blue #1	3844-45-9	Colorant

16. OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 08/23/18

Reason for Revision: Updated per California SB 256

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Supers

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Super 8
Product Code: A0034
Recommended Use: Sanitizer

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

GHS Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skin

H314: Causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

HAZARDOUS INGREDIENT	CAS NO.	% COMPOSITION
Sodium Hypochlorite	7681-52-9	8.0-10.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8.

Cleanup Procedures: Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear yellow liquid No information available

Odor: Odor Threshold:

Chlorine odor No information available

pH: Vapor Density:

12.7 No information available

Specific Gravity: Vapor Pressure:

1.15 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information availableBoiling Point:Decomposition Temperature:

No information available

VOC:

0.00%

No information available

Melting/Freezing Point:

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: This product is stable but degrades quickly

Hazardous Polymerization: Will not occur

Incompatibility: Strong acids, nitrogen and oxidizers

Hazardous Decomposition Products: Oxides of chlorine

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

ENVIRONMENTAL HAZARDS (For products in containers 5 gallons or more)

This product is toxic to fish. See product label for more information.

13. DISPOSAL CONSIDERATIONS

Pesticide wastes are acutely hazardous. Improper disposal of excess pesticide spray mixture or rinsate is a violation of Federal law. If these wastes cannot be disposed of by use according to label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

14. TRANSPORT INFORMATION

UN Number: UN1791

Proper Shipping Name: Hypochlorite Solutions

Hazard Class: 8
Packing Group: PG II

15. REGULATORY INFORMATION

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, andfor workplace labels of non-pesticide chemicals. The pesticide label also includes other important information, including directions for use, pesticide storage and container handling.

EPA REGISTRATION NUMBER: 6243-7

Following is the hazard information as required on the pesticide label: DANGER

Harmful if swallowed or absorbed through the skin. Causes irreversible eye damage and skin irritation.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENT	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hypochlorite	7681-52-9	Antimicrobial

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes**: 04/15/15

Reason for Revision: Updated per California SB 256

Notice toReader: This document has been prepared using data from sources considered technically reliable. It does not constitute a warranty, express or implied, as tothe accuracy of the information contained within. Actual conditions of use and handling are beyond seller's control. User isresponsible toevaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.

^{*}Only for containers greater than 1 Gallon



ULTRA D-GREASE SUPREME

1. PRODUCT AND COMPANYIDENTIFICATION

PniductNIImil!: Ultr:aD rease SUprame

PfIIII Olife: A4603
JlecDfflm■nileil UH: I)eareijiser

Company

Avto<'hlor Svr,tem 746Pop[i!irAIN!nue **Memphis**, TN 381D5

CI!, estiolls/C.omments: 901-579-2300

Eml!lp!l1Clf' Tellpho11e i..nbers

MEDICAL:1-866-923---49U(PROSA"I SPIW:1-800-424 00 (GHEMTtREt)

2. HAZARDS IDENTIFICATION

OSHAHaani d-Ilicalian

Sipul Wonl: DANGER
Aculit Tmdclty: Clfl2gory 4
Sim COITOllon:tat:eaorlvC
EYI! Irribdlo11t Gitegory 1



HAZARDSTATEMENTS

H302: Harmful'if'swailowed H311: Harmfullmca,n1llctwllti akll1' H I4: Causes severe skinliurns and eye-

alamaga

clamage,

PRECAUTIONARY:5TATEMENTS

P264: \'W\\$hhandsthDi'Ou,hiy r h,andli11g P270: OO !loteat, drtnk or s,nolti!whenuslnJi

product

P:ZSO: wear eyepratei:tion andp.o.tec.1iwl

INGREDIEN MPOSIT	ION/INFORMSNOON IN	CREDIE OMPOSITION
Waller	':J732,18-5	30.0-40,0
Sodium Mydrolilde	1310:73-Z	1s.0-20,0
Sodlu,m taureth Sillfate	9004;82-4	10.0-115,0
Sodium Xytenesulfanate	1300:72-7	1.0-1010
AllcypOl lbccside	!lifilll\jre	1.0-5.0
L.ur:amine Oxide	1643-20-5	1.0S.O
-	Milll\j,e	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class ABC fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear orange liquid No information available

Odor: Odor Threshold:

Characteristic No information available

pH: Vapor Density:

12.5 No information available

Specific Gravity: Vapor Pressure:

1.18-1.25 g/ml
 Solubility:
 Soluble in water
 Flash Point:
 No information available
 Auto-Ignition Temperature:
 No information available

Boiling Point: Decomposition Temperature:

>212°F

VOC:

Melting/Freezing Point:

0.23%

No information available

Viscosity: Flammability:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: 3266

Proper Shipping Name: Corrosive Liquid, Basic, Inorganic, N.O.S., (Sodium Hydroxide)

Hazard Class: 8
Packing Group: II

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA: Final RQ = 1,000 lbs

16. OTHER INFORMATION

Revision Date: 05/08/14 **Supersedes:** 04/02/14

Reason for Revision: Updated per GHS Format

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SOLUTION QA ULTRA

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Solution QA Ultra

Product Code: A0389
Recommended Use: Sanitizer

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

GHS Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowedH312: Harmful in contact with skinH314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

HAZARDOUS INGREDIENT	CAS NO.	" COMPOSITION
Quaternary ammonium compounds,	68391-01-5	9.0-11.0
benzyl-C12-18-alkyldimethyl, chlorides	68956-79-6	

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Dry chemical, foam carbon dioxide, water fog. Use water to cool fire-

exposed containers and to protect personnel.

Specific Hazards: This product contains a flammable solvent. Vapors may be released that

travel long distances, ignite and flash back.

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Red liquid No information available

Odor: Odor Threshold:

No characteristic odor No information available

pH: Vapor Density:

7.2 No information available

Specific Gravity: Vapor Pressure:

0.990 g/ml

Solubility:
Partition Coefficient:
No information available
No information available
Auto-Ignition Temperature:

(50 (96) 1239F PMCC

(S0.6°C}, 123°F PMCC No information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

0.6% by weight

No information available

Melting/Freezing Point:

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: Strong acids

Hazardous Decomposition Products: Oxides of carbon or nitrogen

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

Pesticide wastes are acutely hazardous. Improper disposal of all excess pesticide spray mixture or rinsate is a violation of Federal Law. If these wastes cannot be disposed of by use according to label directions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste Representatives at the nearest EPA Regional Office for guidance.

14. TRANSPORT INFORMATION

UN Number:

Proper Shipping Name:

Hazard Class:

Packing Group:

Not classified

Not classified

Not classified

15. REGULATORV INFORMATION

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. The pesticide label also includes other important information, including directions for use, pesticide storage and container handling.

EPA REGISTRATION NUMBER: 1839-86-6243

Following is the hazard information as required on the pesticide label:

DANGER

Harmful if swallowed or absorbed through the skin. Causes irreversible eye damage and skin irritation.

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENT	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Quaternary ammonium compounds, benzyl-C12-18-alkyldimethyl, chlorides	68391-01-5 68956-79-6	Antimicrobial
Dye	25956-17-6	Colorant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 04/24/15

Reason for Revision: Updated per California SB 256

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XPRESS DEGREASER

. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Xpress Degreaser

Product Code: A0350032
Recommended Use: Degreaser

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS:** 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed
H312: Harmful in contact with skin

H314: causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. **COMPOSITION/INFORMATION ON INGREDIENTS**

INGREDIENTS	CAS NO.	" COMPOSITION
Water	7732-18-5	70.0-75.0
Sodium Hydroxide	1310-73-2	12.0-18.0
Sodium Xylene Sulfonate	1300-72	4.0-8.0
Tetrasodium EDTA	64-02-8	1.0-4.0
Alkylpolyglucoside	Mixture	0.5-3.0
Butyl carbitol	112-34-5	0.5-3.0
Alkyl (C10-15) Benzenesulfonic Acid	68584-22-5	0.5-3.0
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	<1.0
Fragrance	Proprietary	<1.0
Dye	Proprietary	<1.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing.

Skin Contact: If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class ABC fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Translucent orange liquid No information available

Odor: Odor Threshold:

Citrus No information available

pH: Vapor Density:

13.0 No information available

Specific Gravity: Vapor Pressure:

1.109 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:

No information available No information available

Boiling Point: Decomposition Temperature:

No information available

VOC:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number: Not classified

Proper Shipping Name: Consumer Commodity, ORM-D

Hazard Class:

Packing Group:

Not classified

Not classified

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA: Final RQ = 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	Builder
Sodium Xylene Sulfonate	1300-72	Surfactant
Tetrasodium EDTA	64-02-8	Chelant
Alkylpolyglucoside	Mixture	Surfactant
Butyl Carbitol	112-34-5	Solvent
Alkyl (Cl0-15) Benzenesulfonic Acid	68584-22-5	Surfactant
Sodium Nitrilo-triacetate, monohydrate	18662-53-8	Chelant
Fragrance*	Proprietary	Fragrance
Dye	Proprietary	Colorant

^{*}Contains no fragrance allergens.

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 06/11/14

Reason for Revision: Updated per California SB 256

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XPRESS OVEN GRILL CLEANER

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Xpress Oven Grill Cleaner

Product Code: A0348

Recommended Use: Removes baked on and carbonized grease soil

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin

H314: Causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION	
Water	7732-18-5	70.0-75.0	
Sodium Hydroxide	1310-73-2	8.0-13.0	
Propylene Glycol	57-55-6	1.0-5.0	
Sodium Silicate	1344-09-8	1.0-5.0	
Acrylic Polymer	Proprietary	1.0-5.0	
Anionic Surfactant	119345-04-9	1.0-5.0	
Alkylpolyglucoside	110615-47-9	< 1.0	
Sodium Gluconate	527-07-1	< 1.0	

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear liquid with slight haze No information available

Odor: Odor Threshold:

Odorless No information available

pH: Vapor Density:

11.6-12.0 No information available

Specific Gravity: Vapor Pressure:

1.10 - 1.15 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information available

Boiling Point: Decomposition Temperature:

No information available

VOE:

No information available

Melting/Freezing Point:

No information available

No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:
Proper Shipping Name:
Hazard Class:
Packing Group:
Not classified
Not classified
Not classified

15. REGULATORY INFORMATION

This product contains the following component which is subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

California Cleaning Product Right to Know Act of 2017 (SB 258)

This regulation applies to this product.

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Sodium Hydroxide	1310-73-2	Builder
Propylene Glycol	57-55-6	Solvent
Sodium Silicate	1344-09-8 Builder	
Acrylic Polymer	Proprietary	Polymer
Anionic Surfactant	119345-04-9	Surfactant
Alkylpolyglucoside	e 110615-47-9 Surfactant	
Sodium Gluconate	527-07-1	Chelant

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 07/18/16

Reason for Revision: Updated per California SB 256

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XPRESS WHITE 'N BRITE

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Xpress White 'N Brite

Product Code: A0559

Recommended Use: Chlorinated Hard Surface Cleaner

Company

Auto-Chlor System 746 Poplar Avenue Memphis, TN 38105

Questions/Comments: 901-579-2300

Emergency Telephone Numbers

MEDICAL: 1-866-923-4946 (PROSAR) **SPILLS**: 1-800-424-9300 (CHEMTREC)

2. HAZARDS IDENTIFICATION

OSHA Hazard Classification

Signal Word: DANGER
Acute Toxicity: Category 4
Skin Corrosion: Category 1
Eye Irritation: Category 1



HAZARD STATEMENTS

H302: Harmful if swallowed H312: Harmful in contact with skin

H314: Causes severe skin burns and eye

damage

PRECAUTIONARY STATEMENTS

P264: Wash hands thoroughly after handling P270: Do not eat, drink or smoke when using this

product

P280: Wear eye protection and protective gloves

3. COMPOSITION/INFORMATION ON INGREDIENTS

INGREDIENTS	CAS NO.	% COMPOSITION
Water	7732-18-5	80.0-85.0
Dodecyldimethylamine Oxide	1643-20-5	5.0-10.0
Sodium Hypochlorite	7681-52-9	1.0-5.0
Sodium Hydroxide	1310-73-2	1.0-5.0

4. FIRST AID MEASURES

Ingestion: If swallowed, rinse mouth. Do NOT induce vomiting.

Inhalation: If inhaled, remove person to fresh air and keep comfortable for breathing. **Skin Contact:** If on skin, remove immediately all contaminated clothing. Rinse skin with water.

Wash contaminated clothing before reuse.

Eye Contact: If in eyes, rinse cautiously with water for several minutes. Remove contact lenses,

if present and easy to do. Continue rinsing. Immediately call a poison center.

5. FIREFIGHTING MEASURES

Extinguishing Media: Class NB/C fire extinguisher, dry chemical, carbon dioxide, or foam

Specific Hazards: None known

Protective Equipment: Wear full protective clothing and self-contained breathing apparatus

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate spill or leak area immediately. Adequately ventilate area.

Protective Equipment: Wear appropriate personal protective equipment as specified in Section 8. **Cleanup Procedures:** Absorb with earth, sand or other non-combustible material and transfer to

containers for later disposal.

7. HANDLING AND STORAGE

Handling Precautions: Avoid contact with skin, eyes and clothing. DO not taste or swallow. Wash

thoroughly after handling and before eating. FOR INDUSTRIAL AND

INSTITUTIONAL USE ONLY.

Storage: Protect from freezing. Store locked up. Keep tightly closed in a dry, cool and

well ventilated place.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Occupational Exposure Limits: No occupational exposure limits established for this product.

Appropriate Engineering Controls: Good general ventilation should be sufficient to control

airborne levels.

Personal Protective Equipment

Eye Protection: Wear protective glasses, goggles or eye shield.

Skin Protection: Wear impervious protective clothing, including gloves and

apron.

Respiratory Protection: In case of insufficient ventilation, wear suitable respiratory

equipment.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Evaporation Rate:

Clear translucent liquid No information available

Odor: Odor Threshold:

Bleach odor No information available

pH: Vapor Density:

12.2-13.5 No information available

Specific Gravity: Vapor Pressure:

1.00 - 1.10 g/mlNo information availableSolubility:Partition Coefficient:Soluble in waterNo information availableFlash Point:Auto-Ignition Temperature:No information availableNo information availableBoiling Point:Decomposition Temperature:

No information available VOC:

No information available Melting/Freezing Point:

No information available No information available

Viscosity: Flammability:

No information available No information available

Odor Threshold: Lower Explosive/ Upper Explosive:

No information available No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions

Hazardous Polymerization: Will not occur Incompatibility: None known

Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGY INFORMATION

Likely Routes of Exposure: Inhalation, eye and skin contact

Acute Symptoms

Eye and Skin Contact: May cause severe burns.

Ingestion: May cause burns to mouth, throat and stomach.

Inhalation: May cause irritation and corrosive effects to nose, throat and

respiratory tract.

Chronic Effects: None known

12. ECOLOGICAL INFORMATION

When used for its intended purpose this product should not cause adverse effects in the environment.

13. DISPOSAL CONSIDERATIONS

No special precautions. Triple rinse empty container with water. Offer for recycling if available. Dispose of according to all local and federal regulations.

14. TRANSPORT INFORMATION

UN Number:
Proper Shipping Name:
Hazard Class:
Packing Group:
Not classified
Not classified
Not classified

15. REGULATORY INFORMATION

This product contains the following components subject to the reporting requirements of SARA Section 302, SARA Section 313 and/or CERCLA:

Sodium Hydroxide, CAS No.: 1310-73-2

CERCLA Final RQ: 1,000 lbs

Sodium Hypochlorite, CAS No.: 7681-52-9

CERCLA Final RQ: 1,000 lbs

INGREDIENTS	CAS NO.	FUNCTION
Water	7732-18-5	Solvent
Dodecyldimethylamine Oxide	1643-20-5	Surfactant
Sodium Hypochlorite	7681-52-9	Oxidizer
Sodium Hydroxide	1310-73-2	Builder

16.OTHER INFORMATION

Revision Date: 01/01/20 **Supersedes:** 02/03/16

Reason for Revision: Updated per California SB 256

Notice to Reader: This document has been prepared using data from sources considered technically reliable. It does not constitute a warranty, express or implied, as to the accuracy of the information contained within. Actual conditions of use and handling are beyond seller's control. User is responsible to evaluate all available information when using product for any particular use and to comply with all Federal, State, Provincial and Local laws and regulations.



March 26, 2024

Village of Bensenville Community Development Commission 12 S. Center Street Bensenville, IL 60106

Re: Auto Chlor System – Office and Warehouse Facility 740 County Line Road, Bensenville, IL 60106 CVG project # 2023-176

Dear Community Development Commission,

The following letter provides an overview of the additional information being provided prior to the continuation hearing scheduled for April 2, 2024 for the proposed development located at 740 County Line Road. We understand that additional comments will need to be addressed during the special use and/or permitting processes and will come prepared to discuss at the meeting.

While we have remained in contact with Village Staff, there were no additional comments from Village Staff provided to us following the March 5, 2024 meeting. The material provided with this letter is additional information we feel can assist the Commission in their review of our application and is not in direct response to any comments received.

Through various conversations with Village Staff, as well as the previous Commission meeting, we are confident that any concerns associated with the variances for driveway width and/or tree replacement can be addressed. We are happy to comply with any conditions of the special use permit and will continue to work with Village Staff through the permitting process to ensure we're meeting all requirements.

Approximately 50% of AutoChlor's 76 locations across the country are located immediately adjacent to neighborhoods and/or within a half mile of a school, as is the case with the proposed Bensenville site. These facilities pose very little threat to the neighboring communities and environments in which they operate. The company's policies, small container sizes that most of the materials are being stored in, the engineering safeguards that are present in facilities, and the training that is provided to staff have a strong record of not having accidental releases at their facilities.

To help ensure safe storage and handling of any hazardous materials, routine inspections are conducted of each site every 28 days to check for hazardous communication labeling, incompatible segregation, storage container integrity, container closures, and emergency response readiness. AutoChlor has been fortunate to not have any substantial spills at any of their branch locations. They have no history of accidental releases during bulk deliveries, and once inside of the building there are secondary containment systems, spill response equipment, and most containers are under 5 gallons. The threat of a large release of chemicals within the facility is nearly nonexistent.

As requested, Wastewater User Surveys have been provided for both the existing Elk Grove Village facility, and the proposed Bensenville facility.

Prior to the April 2, 2024 meeting AutoChlor will be holding open houses at their Elk Grove Village facility to allow the public to better understand what occurs on site. Attendees will have access to the entire facility and representatives will be available on site to address any questions about the building, processes, items stored on site, and any other items that may arise. Information regarding the open house has been posted on the proposed site.

AutoChlor representatives will once again be available during the Community Development Commission meeting to provide a brief presentation and answer any questions. We hope to demonstrate to both the Commission and any public attendees that the work proposed to be performed on this site is in fact safe and does not present a danger to the community.

We look forward to continuing to work with the Village of Bensenville. Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

Matthew D. Cronin, AIA

Charles Vincent George Architects, Inc.

Wastewater User Survey

of Re	
K	BENSENVILLE DEPARTMENT OF PUBLIC WORKS
13	DEPARTMENT OF PUBLIC WORKS

Business Name:	AUTO-CHLOR SYSTEM	
Address:	2540 UNITED LN.	
City, State, Zip:	ELK GROVE VILLAGE IL 60007	
Site Representative:	CHRIS RICHARDSON	
Title:	BRANCH MANAGER	
Site Phone:	(847) 803-1402	
Email:	CRICHARDSO @ AUTOCHLOR. COM	
Number of units in bu	uilding occupied by this company: Stand-alone building Multiple Uni	ts: 4 of Units: 2
Number of Employees		
Operating Days:	XMon XTues XWed X Thurs Y Fri □ Sat	□ Sun
Operating Hours per	Day (Mon-Fri): 7 AM 6 PM (Sat-Sun):	
	formed, or products produced at this site (types of products, services, or DISHWASHING MACHINE LEASING SERVICES + 7	r processes)? AULAGING
What types of raw ma	nterials are used on site? LIQUID 8% SADIM HYPODIUM HYPO	3TISO1HJC
Select all processes pe	erformed on site:	
□ Wholesale Distrib		
	□ Fabricating	ling
Warehouse ■	□ Food Establishment > Office	O
Packaging	□ Other:	
Does your business us	se water in any of your business activities, excluding domestic waste (re	strooms, lunchroom)
and landscape wateri		¥ Yes □ No
Is any of that wast	rewater discharged to the sewer?	y Yes □ No
Is any of that wast	rewater hauled offsite?	□ Yes 🖈 No
Description of busines	ss activities that generate wastewater, such as rinsing, filtering, cleaning	TLES CAL 5 GAL
Does your business tr	eat your wastewater discharge at any point within your process? ore liquids in drums (typically 55 gal.)?	Yes No Yes No
If yes, how ma	ny drums: Less Than 5: 🔀 5 or more: 🗆	•
Drum general substar	ICE: SODIUM HYPOCHLORITE	
Does your business st	ore liquids in totes or bulk tanks?	¥ Yes □ No
If yes, how ma	ny totes: How many bulk tanks:	9
Tote or bulk tank gene	eral substance and number of gallons: SOUN HYPOCHLORITE	300 baurans
Does your facility use	any materials which include, but are not limited to, cleaning products, ras which contain PHOSPHORUS in the ingredients?	aw materials or
Are any inks or dyes u		□ Yes 💓 No
	inks or dyes washed down the drain?	□ Yes □ No

Questions regarding this survey? Contact Lisa Lucht, Pretreatment Coordinator at <u>LLucht@Bensenville.il.us</u> or 630-594-1014

BENSENVILLE, IL (PROSPECINE)

Wastewater User Survey

11%	
K	BENSENVILLE
	DEPARTMENT OF PUBLIC WORKS

Business Name:	4010- CH	LOK SYSTEM					
Address:	740 COI	onty line RA	•				
City, State, Zip:	BENSENV	LE, IL 6019	06				
Site Representative:	JEFF HA	MCTIM					
Title:	PENEROS	WENT PROJECT	MANAGER				
MODI Site Phone:		2-6377					
Email:	_	TON @ AUTOCH	HOR.COM				
	uilding occupied	l by this company: Sta	nd-alone huilding∀	Multiple Units: □	# of Ur	nits:	
Number of Employee		1st Shift 2n		Brd Shift			
Operating Days:		Tues ¥o Wed ¾o		□ Sat □	Sun		
) AM - 5 PM (Sat-Si					
What services are pe	rformed, or pro	ducts produced at this	site (types of produc	cts, services, or pro	cesses)	i? Lies	.
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AUKALINE CHI	wringted (CORPOSIVE MANIE	S, ACIDIC CORR	SOICELL SUBS	DUA.	TERI	NARY
Select all processes p					AW n	1041	JW F
□ Wholesale Distrib		Auto / Truck Repair		□ Retail			
		Fabricating		₩ Assembling			
★ Manufacturing		rauricanng		A			
Manufacturing Warehouse		Food Establishment		→ Office			
₩ Warehouse	С				-		
₩ Warehouse Packaging Does your business u	use water in <i>any</i>	Food Establishment	ities, excluding dome	⊅ Office			
₩arehouse Packaging Does your business u and landscape water	use water in <i>any</i> ring?	Food Establishment Other: of your business activ	ities, excluding dome	⊅ Office	≽ Y	es 🗆	No
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Warehouse Packaging Does your business us and landscape water Is any of that was Description of business Tank Does your business to	use water in any ring? stewater discharate the reativities the RINSATES areat your waste	Food Establishment Other: of your business active ged to the sewer? offsite? t generate wastewater water discharge at any	r, such as rinsing, filt NWG RINSIA point within your p	Office estic waste (restro	Y Y S Y S Y S Y S Y S Y S Y S Y S Y S Y	es =	No No No
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Questions regarding this survey? Contact Lisa Lucht, Pretreatment Coordinator at LLucht@Bensenville.il.us or 630-594-1014



STAFF REPORT

HEARING DATE: March 5, 2024 CONTINUED DATE: April 2, 2024 CASE #: 2024 – 03

PROPERTY: 740 County Line Road **PROPERTY OWNER:** 2540 Flournoy LLC

APPLICANT 2540 Flournoy LLC & Auto-Chlor System

SITE SIZE: .965 Acres

BUILDING SIZE: +/- 16,000 square feet

PIN NUMBER: 0324406027

ZONING: I-1 Light Industrial District

REQUEST: Site Plan Review

Municipal Code Section 10 - 3 - 2

Special Use Permit, Medium Industrial

Municipal Code Section 10-7-2-1

Variation, Driveway Width Requirements

Municipal Code Section 10 - 8 - 8c

Variation, Tree Replacement Rate Requirements

Municipal Code Section 10 - 9 - 2B - 1

PUBLIC NOTICE:

- 1. A Legal Notice was published in the Bensenville Independent on Thursday February 15, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
- 2. Village personnel posted two Notice of Public Hearing sign on the property, visible from the public way on February 15, 2024.
- 3. On February 15, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300' of the property in question. An Affidavit of Mailing executed by CED personnel, and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, 2540 Flournoy LLC, is seeking approval of a site plan review, special use permit and two variances. The special use permit is to allow a medium industrial use (chemicals will be mixed on site) in a light industrial district. The first variance seeks to extend the driveway width beyond the 30 feet maximum, as stated in Municipal Code 10 - 8 - 8c. The proposed driveway exiting onto George Street would be 30.3 feet and the proposed driveway width exiting onto County Line Road would be 41.7 feet. The second variance is due to not being able to meet the tree replacement standards. They believe that meeting the Village Requirements stated in Municipal Code Section 10 - 9 - 2B1 would result in overplanting.

SURROUNDING LAND USES:

	Zoning	Coning Land Use Comprehensive Plan		Jurisdiction	
Site	I-1	Vacant Commercial/Industrial Flex		Village of Bensenville	
North	I-1	Industrial/Commercial	Commercial/Industrial Flex	Village of Bensenville	
South	h I-1 Industrial/Commercial		Commercial/Industrial Flex	Village of Bensenville	
East	I-2	Industrial Industrial Village of Franklin		Village of Franklin Park	
West	t R-2 Single Family Home Single-Family Residential Vil		Village of Bensenville		

DEPARTMENT COMMENTS:

SUPPORTS TH	EF	<i>OLLOWING APPLICABLE VILLAGE GOALS:</i>
		Financially Sound Village
		Quality Customer Oriented Services
		Safe and Beautiful Village
		Enrich the lives of Residents
	X	Major Business/Corporate Center
	X	Vibrant Major Corridors

Finance:

1) No existing account in Utility Billing.

Police:

1) No Objections.

Engineering and Public Works:

- 1) The attached Wastewater User Survey must be completed.
- 2) If the company of the petitioner currently has a location at 2540 United Lane, Elk Grove Village, a Wastewater User Survey is required for that location as well.
- 3) Is there a plan sheet or details for containment and drainage system for the factory floor, whereby there is enough containment capacity to handle the largest possible batch material spill?

All drains (sinks, floor, washdown, etc.) in the H4 room collect in a sewage ejector sump, which is then pumped into a stainless steel tank dedicated to waste holding. Holding tank contents are sampled and tested for pH prior to discharge into the sanitary sewer. Collected wastewater is neutralized as necessary to pH range 7-9. Treatment and discharge is validated and recorded. There is only one sanitary sewer inlet in the H4 room, which is elevated above the overflow rim of the secondary containment elevation.

Pop-up barriers will be provided at all overhead doors, and man doors will be elevated as required to provide containment of the largest possible batch material spill, plus the code required amount of sprinkler water, within the space. Information on a sample pop-up barrier which has been utilized on other projects has been provided with this response, labeled "Attachment A". The details associated with this will be developed for the Bensenville project and included with our permit submittal.

Sample wastewater discharge procedures have been provided with the response, labeled "Attachment B".

4) Is there a washdown system that allows the spilled material to be gradually diluted into the sanitary sewer?

As indicated in the response to item 3, all floor and equipment washdowns are collected and neutralized as needed to pH range 7-9 prior to discharge. Please refer to the response to item 3, including the indicated attachments for additional information.

5) We see a depressed dock, so they'll need a sump pump to handle the stormwater. But if a large spill occurs at the dock, it's going to have to be contained within the dock and can't get to the rest of the paved area. Again, the containment volume should exceed the amount of the largest possible spill. Is there a pump system for that dock discharge to the sanitary sewer?

Secondary containment is provided at the loading dock by installing an in-ground manual shutoff valve in the truck well drain basin outlet plumbing. The largest container (package delivery) is 330 gallons, while the largest bulk tank delivery is 2,000 gallons. This would require approximately 270 cubic feet of containment volume, the proposed ramp provides well over 1,000 cubic feet of containment.

If required, a sump pump can be provided in the truck well basin. Alternatively, in the event of a spill, a non-permanent pump would be utilized to address the spilled liquid as outlined in item 3 above.

A sample bulk chemical transfer procedure has been included with this response, labeled "Attachment C".

6) There should be a company policy, plan, and equipment to handle any spill that might occur in the parking lot.

A specific policy will need to be developed for this location based on the site conditions. Sample policies and procedures have been provided for reference in Attachment B.

Community & Economic Development:

Economic Development:

- 1) The property is currently vacant land.
- 2) Taxes for 2022 amounted to \$6,746.14. The Village received 8.934% of that amount totaling \$662.54.
- 3) Staff projects industrial taxes for the new 15,000 square foot development at \$1.30 per square foot, which is an average taken from CoStar data of similar industrial space in DuPage County. This would come out to \$19,500 in total taxes. The Village, using the same tax rate in 2022, would see \$1,742.13. That's more than a 162% increase in value.
- 4) The new development will bring a new business and new jobs into Bensenville.

Fire Safety:

- 1) 15,000 square foot building will need to have a sprinkler system and a fire alarm system.
- 2) The rear drive around the building narrows down to 11.2 feet. Minimum requirement for fire department access is 20'. 2021 ICC IFC Appendix D.

It is our interpretation that per Section 503 of the IFC, fire apparatus access roads shall be provided for every building. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all potions of the exterior walls of the first story of the building.

Further, section 3206.6 requires that fire apparatus access roads in accordance with Section 503 shall be provided within 150 feet of all portions of the exterior walls of buildings used for high-piled storage.

Based on these sections of the IFC, the area to the south of the building is not required to be a fire access road since there is a fire apparatus access road within 150 feet of all points of the building. If specifically required, this area can be revised to provide the referenced width of 20 feet but will result in the loss of existing trees currently shown to remain, as well as several parking stalls. We believe our current design is in compliance with the International Fire Code.

Building:

1) No Comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Commercial/Industrial Flex" for this property.
- 2) The current zoning is I-1 Light Industrial District.
- 3) The applicant is seeking a special use permit to allow a medium industrial facility in a I-1 Light Industrial District.
- 4) Per Village code 10 11 2, Medium Industrial is defined as "a use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from both unprocessed and prepared materials, which does not include the use of highly flammable material, or toxic matter. "Medium industrial" uses may be engaged in processes that are likely to have a moderate impact on the environment or on adjacent properties. Typical "medium industrial" uses include, but shall not be limited to, bottling, food processing, machine shops, or freight handling."
- 5) The applicant plans to take concentrated liquids and dilute them and bottle them in consumer-sized packaging.
- 6) Per the applicant:
 - a. Chemical storage of all flammable liquids is below the maximum allowable quantity for an S-1 Warehouse Occupancy and consists of shop supplies such as spray paint cans and a forklift propane tank. There are no EPA Chemicals of Concern or Toxic substances stored, used, or kept on site at any time. We have no machinery that generates emissions or excessive noise. Deliveries/shipments occur intermittently throughout the week, approx. 2-3X /day.
 - b. Hazardous materials used in processing are limited to Corrosive Liquids such as automatic dishwashing detergents and sanitizers. Storage and Processing of these liquid solutions is accomplished within a special Group H4 designated occupancy section of the building. Construction of the H4 section requires and includes all applicable ventilation, fire suppression, secondary containment and other life-safety systems as specified by the building code. The processing activity can be described as diluting commodity Corrosive Liquids, as listed above, in stainless steel tanks for transfer into consumer-sized bottles approximately 1qt-5 gallons in size.

- 7) Staff heard from neighbors who were concerned about possible environmental impacts, including, but not limited to: air and water quality, including the impact of larger commercial vehicles making deliveries.
 - a. Staff has asked the applicant for safety data sheets on all the chemicals to be used. As of the writing of this staff report, it has not been provided.

Safety data sheets have been provided for all chemicals used on site. These have been included with this response, labeled "Attachment D".

The Owner has provided an additional business description letter outlining the primary business functions, as well as the manufacturing operations that will occur on site. This has been included with this response, labeled "Attachment E". An Owner representative will also be present for the public hearing on March 5th.

- 8) Staff would like a better explanation of the site layout and functionality, including but not limited to:
 - a. How deliveries are made.

Deliveries are made to the depressed dock. Bulk liquid deliveries will be pumped from the depressed dock into the H4 manufacturing area. Other materials will be unloaded via forklift into the building. Additional deliveries (UPS, FedEx, USPS, etc.) will be delivered to the office area.

b. Explanation of the logistics of the drive in door and depressed dock.

The drive in doors are for use of the Owner's fleet only. AutoChlor delivery vehicles will be parked inside the building overnight. Each morning these vehicles will be loaded within the building and will leave via the west door. At the end of the day these vehicles will return to the site and enter the building via the east door. These overhead drive in doors will not be utilized for deliveries. All deliveries will be made to the depressed dock.

c. Time of deliveries.

Deliveries will be made Monday through Friday during normal business hours (7 am - 5 pm). On average there will be 2-3 deliveries per day.

A revised truck turn exhibit demonstrating entry from County Line Road to the depressed dock and exiting from the dock via eastbound George Street has been provided as part of this response, labeled "Attachment F". The revisions to the truck turn exhibit include breaking it into two separate exhibits (entry and exit), and removing the turning radius for trucks to proceed westbound on George Street, as this is restricted.

- 9) Per Village Code Section 10 8 8B:
 - a. Driveways shall be located at least sixty feet (60') from a signalized intersection, and thirty feet (30') from all other intersections, measured from edge of pavement.
 - i. Applicant to note distance of County Line Rd driveway from intersection on plans.

Additional dimensions have been added to the revised site plan included with this response, labeled "Attachment G". The proposed driveways on both County Line Road and George Street are greater than 30' from the adjacent un-signalized intersection and appear to be in compliance with the Village requirements.

10) Plans indicate a proposed right-of-way dedication along County Line Rd. Staff is requesting more information on the proposed dedication.

A right-of-way dedication is expected to be necessary as part of this project. The existing property line extends into the County Line Road and George Street intersection. ROW dedication limits have been based upon adjacent properties' CCDOTH dedication areas. It will make way for future right-of-way expansion of the multi-use path that is located further south along County Line Road. Additional coordination with CCDOTH will be ongoing following zoning approval.

- 11) The applicant is seeking approval of two variations. The first is to increase the driveway width beyond the 30-foot maximum. The proposed driveway exiting onto George Street would be 30.3 feet and the proposed driveway width exiting onto County Line Road would be 41.7 feet. The second variance to allow a fee-in lieu for the Tree Removal Replacement Rate. They believe that meeting the Village Requirements stated in Municipal Code Section 10-9-2B1 would result in overplanting.
- 12) Per Village Code Section 10 8 8C, the following driveway width requirements apply:
 - a. The maximum driveway width is 30 feet.
 - b. Per the proposed plans, the Geroge St driveway would be 30.3 feet and the County Lind Rd driveway would be 41.7 feet.
- 13) Staff is concerned about the Geroge St driveway. Truck movement is prohibited west of the site on George St. Staff recommends modifying the driveway to discourage trucks from turning left out of the site. It's possible to then reduce the driveway width to meet code.

The proposed driveway on George Street has been reduced to 30 feet as requested. Signage will be provided to indicate truck movement is prohibited going westbound on George Street, and that all trucks must proceed east to County Line Road. The revised site plan included with this response, labeled "Attachment G", has been updated to reflect this.

14) Staff is concerned with the size and layout of the proposed driveway on County Line Rd. The applicant noted that there is a vault in the County Line Rd right of way that they were attempting to avoid. Staff would like more information on the vault and recommends working with Village staff on final driveway design during permitting.

The requested driveway width variance is to accommodate WB-67 truck navigation into the site and prevent disturbance of two existing Nicor Gas vaults located within the County Line Road right-of-way. The design team will work with Village Staff on the final driveway design during permitting.

Nicor vaults are a critical asset necessary to regulate gas distribution pressures upstream of customer service lines. The process to move vaults such as these may require an extensive timeline, often six to nine months (durations vary case by case). Additionally, expenses related to moving vaults may range between \$250,000 and \$750,000, or more (expenses vary case by case). The intent of the proposed driveway orientation is to limit disturbances and mitigate the need for the critical facility to be relocated. Following zoning approval, Nicor Gas will complete

a full analysis of the site/entrance improvements along County Line Road and review potential construction phase, final condition, and emergency conflicts.

- 15) Per Village Code Section 10 9 2B1, the following Tree Removal Rates apply:
 - a. The size of a mature tree is measured using its diameter at breast height (refer to figure 10 9 2 1, "Tree Measurement", of this subsection). The tree to be removed shall be replaced within one year of the date of approval, or the applicant shall immediately pay the Village an amount equal to the full value of the tree to be removed.
 - b. Per the proposed plans, planting the required amount of trees would result in overplanting, and the applicant believes it would be better to pay a fee.
- 16) Per Section 10-9-4-B.1 of the Village Zoning Ordinance, street trees shall be installed at a minimum rate of one large shade tree per forty (40) Linear feet. Trees shall be spaced on center, or at a rate that matches the existing tree spacing pattern on adjacent parkways, whichever results in a greater density of tree plantings. Spacing may be adjusted to ensure adequate room for streetlights and utilities, with prior written Zoning Administrator approval.
 - a. Plans do not indicate street trees. If street trees are not feasible for whatever reason, the Zoning Administrator can include the loss of trees in the fee-in-lieu payment consideration.

Per the code analysis table provided on Sheet L1.0, zero street trees are provided due to existing utility conflicts. The parkway along George Street includes existing overhead power lines, telephone line, gas line, and storm drain line that would conflict with street trees. The parkway along County Line Road includes existing sanitary line, water line, telephone line, overhead power lines, and gas lines that would conflict with street trees.

17) Based on initial concept plans, it is likely that one (1) long term bicycle parking space will be required.

An area within the building has been designated for long term bicycle parking as required. The details associated with this requirement will be worked out during the design process and included in the permit submittal.

- 18) Outdoor Lighting not shown on plans. All outdoor lighting shall meet Village Code Section 10-9-8: Outdoor Lighting requirements.
 - a. Applicant notes that they will meet all Village code outdoor lighting requirements.
- 19) Per Village Code Section 10-7-4C-13, the following specific use standards apply to Mechanical equipment:
 - i. Screening: Roof-mounted mechanical equipment screening must equal the height of the tallest mechanical equipment installed on the roof of the building. The requirements of section 10-9-7, "Screening Requirements", of this title shall apply to ground-mounted mechanical equipment.
 - ii. 10-9-7: Screening Requirements: Applicability: The requirements of this section apply to refuse areas, ground-mounted mechanical equipment, ground-mounted utilities, outdoor storage areas, and off-street loading areas to screen them from view of the street and adjacent properties.

- 1. Opaque Fence or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - a. Height: The fence or wall shall not exceed eight feet (8') in height.
 - b. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - c. Gate: The enclosure of the refuse area or outdoor storage area shall be gated and remain locked except during times of refuse deposit or collection.
- iii. The proposed plans include a pad mounted transformer. Applicant notes screening for the pad mounted transformer. Screening shall be completely opaque and must meet all code requirements during permitting.

Mechanical equipment screening meeting the requirements of the Village Code will be provided. The details associated with this screening will be worked out during the design process and included in the permit submittal.

- 20) Per Village Code Section 10-8-6K Snow Storage: Snow storage areas shall be provided on or adjacent to all off-street parking facilities.
 - a. Applicant to note on plans during permitting.
- 21) Per Village Code Section 10 9 7 Screening Requirements:
 - a. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - i. Height: The fence or wall shall not exceed eight feet (8') in height.
 - ii. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - iii. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.

Refuse area screening meeting the requirements of the Village Code will be provided. The details associated with this screening will be worked out during the design process and included in the permit submittal.

APPROVAL STANDARDS FOR SITE PLAN REVIEW

1. **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

Applicant's Response: The subject parcel is zoned I-1. This aligns with the other adjacent properties to the north and south along County Line Road. The properties along the west side of County Line Road are primarily smaller industrial uses, and the uses on the east side are larger industrial. The parcel to the west is zoning R-2, a Single-Unit Dwelling District.

2. **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

Applicant's Response: The proposed site plan will contain proposed truck movements within the site limits. While additional vehicular traffic is expected on-site compared to its existing vacant condition, adequate landscape screening is proposed along the western and southern property lines for neighboring properties. Additional landscape is also proposed along the northern property line to provide screening to George Street. Proposed lighting will follow Village of Bensenville requirements and will limit the footcandles along the property lines.

3. **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: Associated utilities for the proposed building include gas, electric, telecommunications, storm, sanitary, and water. Please refer to the included utility plan for details.

4. **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: The existing site is currently open space with an existing curb cut to County Line Road. While the site will be paved as needed to accommodate vehicular movements on-site, additional plantings will be installed per Village of Bensenville requirements.

5. **On-Site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: The proposed site plan includes sidewalk for pedestrian traffic from public ROW and proposed ADA parking stalls. The site also accounts for a future right-of-way dedication along County Line Road.

6. **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: Two curb cuts are proposed as part of the development. One is located at the southeast corner of the site, connecting to County Line Road, and

one is at the northwest corner of the site, connecting to George Street. The curb cuts are located as far from the existing intersection as possible to limit vehicular conflicts. Truck movements have been analyzed using Vehicle Tracking software. A WB-67 truck has been modeled to enter the site from County Line Road and leave the site via George Street.

7. **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: The proposed development will adhere to the Village's design requirements for the industrial district including façade articulation and material standards. The proposed design includes a primarily natural colored stone or brick façade with accents of precast concrete wall panels. The building will follow suit with the architectural character of the Eastern Business District.

8. Consistent with Title and Plan: The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The site falls within the Eastern Business District of the Comprehensive Plan. The future use is proposed to be commercial/industrial flex. As part of the proposed improvements, stormwater drainage will be designed in accordance with the Village of Bensenville standards, and the DuPage County Countywide Stormwater & Floodplain Ordinance.

	Meets Standard		
Approval Standards for Site Plan Review	Yes	No	
1. Surrounding Character		X	
2. Neighborhood Impact		X	
3. Public Facilities	X		
4. Environmental Preservation		X	
5. On-site Pedestrian Circulation	X		
6. Vehicle Ingress & Egress		X	
7. Architectural Design	X		
8. Consistent with Title and Plan	X		

APPROVAL STANDARDS FOR SPECIAL USE

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: The proposed medium industrial use will not pose any health, safety, comfort, convenience, or general welfare concerns. This facility will manufacture and distribute dishwashing detergents and sanitizers for commercial dishwashing. The manufacturing activity on site can be described as diluting commodity corrosive liquids in stainless steel tanks for transfer into consumer-sized

bottles. All life safety systems required by the building code will be provided, including secondary containment.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: The proposed medium industrial use is compatible with the adjacent properties within the industrial zone of Bensenville and the adjacent industrial area of Franklin Park. It does not represent a significant change in use from the neighboring properties.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: The proposed medium industrial use will not impede the development and improvement of adjacent properties within the immediate vicinity. This use is similar to the existing adjacent properties in the area.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: The proposed special use will not require any disproportionate needs or demand that would place an undue burden upon the existing development in the area. These items are expected to be typical for a facility of this size.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed special use does not represent a significant change in use from the neighboring properties, or allowable uses under the Village's Zoning Ordinance. The Village's Comprehensive Plan identified several vacant and underutilized properties available for redevelopment in the Eastern Business District, which would include the proposed site for this special use. The medium industrial use is consistent with the surrounding character of the Village.

	Meets Standard	
Approval Standards for Special Use Permits	Yes	No
1. Public Welfare		X
2. Neighborhood Character		X
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

APPROVAL STANDARDS FOR VARIATIONS:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response:

Tree Removal: In discussions with the Village Forestry Division, overplanting on site is a concern. The amount of trees required may affect the chances of survival of the proposed trees. The Owner is open to a discussion as to what the best route forward is. Paying the applicable fee to reduce the number of trees does not endanger the health, safety, comfort, convenience, and general welfare of the public.

Driveway: Due to the trucks that will enter the site, wider driveways are required on the east and north sides of the site. Truck turning movement diagrams have been included as part of this submittal, showing the truck path to the loading dock, and leaving the site. Driveways have been sized as efficiently as possible to meet the needs of the site. The larger driveways do not represent a danger to the health, safety, comfort, convenience, and general welfare of the public.

2. **Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response:

Tree Removal: The proposed planting plan will improve the landscape of the current site, and will align with the adjacent uses.

Driveway: The proposed driveway is compatible with the character of the adjacent properties to the north, east, and south. The area is predominantly industrial, as is the proposed use. Various driveways along County Line Road appear to be similar widths, also exceeding the Village of Bensenville allowable widths.

3. **Undue Hardship:** The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response:

Tree Removal: As noted above, the hardship is dependent on the Village Forestry Division's interpretation of how close trees can be to survive and overcrowding on site. Paying the fee in lieu of replacement will still provide benefit to the Village for

the trees being removed, while ensuring success of the replacement trees planted on site.

Driveway: Without a variance for the driveway width, the end user will not be able to conduct the required business operations on site. The end user requires a WB-67 truck to pass through the site for deliveries critical to the functionality of the business.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response:

Tree Removal: Due to the necessary truck movements through the site, width of the parcel, building size, required parking, and setbacks, the open space available to provide replacement trees is limited. This creates a challenge fitting the required number of tree replacement per Village code.

Driveway: Due to the width of the property, it is not feasible to achieve the standard driveway width per Village code. Different vehicle movement patterns have been analyzed to understand alternatives, and the presented site plan results in the least chance of truck movements into George Street or County Line Road.

5. **Minimum Deviation Needed:** The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response:

Tree Removal: The design team has provided tree spacing which provides enough space to ensure growing success. As noted above, the landscape design will defer to the Village Forestry Department as to what is the best long-term approach for tree locations. Additional trees which are not being replaced will be accounted for via the fee in lieu.

Driveway: Driveway widths have been made only as wide as necessary to accommodate the incoming and outgoing truck movements.

6. **Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response:

Tree Removal: The planting and tree selection will follow Village Code and the Commercial / Industrial flex use within the Eastern Business District requirements in the Comprehensive Plan.

Driveway: The proposed use and driveway width align with the uses listed in the Eastern Business District within the Comprehensive Plan.

Driveway Width	Meets Standard	
Approval Standards for Variations	Yes	No
Public Welfare	X	
Compatible with Surrounding Character	X	
Undue Hardship	X	
Unique Physical Attributes	X	
Minimum Deviation Needed	X	
Consistent with Ordinance and Plan	X	

Tree Replacement Rate	Meets Standard	
Approval Standards for Variations	Yes	No
Public Welfare	X	
Compatible with Surrounding Character	X	
Undue Hardship	X	
Unique Physical Attributes	X	
Minimum Deviation Needed	X	
Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

- 1. Staff recommends the Denial of the Findings and therefore the denial of the Special Use Permit.
 - i. Should the CDC or Village Board recommend approval, staff recommends the following conditions:
 - 1. Site Plan Review:
 - a. The property be developed in general compliance, except as amended herein, with the plans submitted by Charles Vincent George Architects, G2 Consulting, and Kimley-Horn dated 01/04/2024 revised 02/28/24, and all other Village Code Requirements;
 - b. Applicant shall provide a sidewalk along the property within the George Street right-of-way and a 10' multi-use path along the property within the County Line Road right-of-way to be approved by Public Works/Engineering during permitting;
 - c. Final architectural design of the principal structure and parking blocks/bollards to be approved by Zoning Administrator prior to permit approval;
 - d. Final mechanical equipment screening (rooftop and ground) to be approved by Zoning Administrator prior to permit approval;
 - e. Applicant shall coordinate with staff during permitting to provide street trees when feasible within portions of the right-of-way where adequate spacing is present;
 - f. All landscape requirements outside of received variations shall be met during permitting. Final Landscape plan to be approved by zoning administrator prior to permit approval;

- g. All illumination standards as outlined in Village Code section 10-9-8 Outdoor Lighting shall me met at permitting;
- h. Applicant shall coordinate with staff to ensure proper striping and directional signage for the site during the permitting process.

2. Special Use Permit:

- a. The Special Use Permit be granted solely to Auto Chlor System and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a reoccupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
- 2. Staff recommends the Approval of the Findings and therefore the approval of the Findings for the Variation for Driveway Width.
 - i. Applicant to work with staff on eliminating turning movements for trucks going west on George St.
 - ii. Applicant to work with staff on design and placement of the County Line Rd driveway.
- 3. Staff recommends the Approval of the Findings and therefore the approval of the Findings for the Variation for Tree Replacement Rate.
 - i. Additional trees shall be added to the site on the final landscape plan where feasible. If tree replacement rates cannot be fully met on the final landscape plan for the property, then applicant shall coordinate with staff to determine an appropriate fee-in-lieu for the remaining required tree replacement, to be approved by the Zoning Administrator.

Respectfully Submitted, Department of Community & Economic Development

The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2024, at 6:30pm in the Village Hall Board Room. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2024, at 6:30pm in the Village Hall Board Room. A representative is not required to be present for this meeting.

TYPE: SUBMITTED BY: DEPARTMENT: DATE:

Public Hearing K. Quinn CED 03.05.2024

DESCRIPTION:

CDC Case 2024-04: Consideration of Variations for a new Electronic Message Sign within a new Monument Sign at 500 W Jefferson Street

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	Х	Enrich the lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
X	Safe and Beautiful Village		Vibrant Major Corridors

REQUEST:

Variation, Electronic Message Sign Location Municipal Code Section 10 - 10 - 5 - 4A3

Variation, Monument Sign Height

Municipal Code Section 10 - 10 - 5 - 8c

SUMMARY:

- 1. The Petitioner, Bensenville Park District, is seeking approval of two variations.
- 2. The first variation seeks to allow an electronic message sign within one mile of an established electronic message sign. The sign is located within one mile of an electronic message sign located at 1047 S York Road, among others, thus requiring a variation from the requirements of the existing code.
- 3. The proposed sign will be placed in the same location as the existing monument sign along Jefferson Road.
- 4. The second variation seeks to allow the monument sign upon which the electronic message sign is based to exceed the maximum height allowed for monument signs- 8 feet.
- 5. The proposed monument sign would be 8.75 feet. The total sign area for the electronic message sign is approximately 23.08 SF.

RECOMMENDATION:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Electronic Message Sign Location with the following conditions:
 - Applicant must adhere to all illumination standards outlined in Village Code Section 10-10-5B-4d
- 2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Monument Sign Height with the following conditions:
 - Applicant must adhere to all landscaping standards outlined in Village Code Section 10-10-5B-8c.

ATTACHMENTS:

Date Type
O24 Cover Memo
D24 Backup Material

Staff Report



Community Development Commission Public Hearing 3.05.24

CDC Case #2024 - 04

Bensenville Park District 500 Jefferson Street

Variation, Electronic Message Sign Location Municipal Code Section 10 – 10 – 5 – 4A3

Variation, Monument Sign Height Municipal Code Section 10 – 10 – 5 – 8c

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans



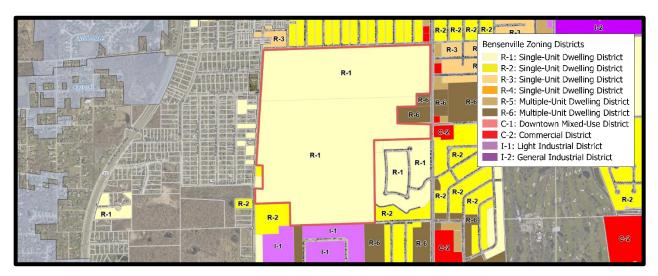




Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, March 5, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 04 to consider a request for:

Variation, Electronic Message Signs Location Municipal Code 10 - 10 - 5 - 4a - 3

> Variation, Monument Sign Height Municipal Code 10 – 10 – 5 – 8c

At 500 West Jefferson Street is an existing R-1 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1:

THAT PART OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 23, AND RUNNING THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION, 1126.62 FEET; THENCE SOUTH 87-3/4 DEGREES WEST, 3638 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHERLY, ALONG THE OF SAID CHURCH ROAD, TO A POINT 492.16 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 23 (MEASURED ALONG THE CENTER LINE OF SAID CHURCH ROAD); THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23, TO AN IRON STAKE LOCATED 492.12 FEET NORHTERLY FROM A POINT IN THE SOUTH LINE OF SAID SECTION 23, 248.34 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 23, 1809 FEET TO A STONE WHICH IS 1235.58 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT BEING THE SOUTHEAST CORNER OF CHURCH LANDS; THENCE NORTH ALONG THE EAST LINE OF CHURCH LANDS AND CONTINUING IN THE SAME LINE, 1756.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, 911.08 FEET TO THE PLACE OF BEGINNING EXCEPT THEFROM ALL THAT PART OF CHURCH ROAD RIGHT OF WAY LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT OF LAND AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

1A) THE NORTH 5-1/3 CHAINS OF THE EAST 11-1/4 CHAINS OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 23, LYING SOUTH OF THE NORTH 3.19 CHAINS THEREOF;

2A) THE NORTH 210.54 FEET OF THE EAST 330 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

3A) THE SOUTH 53.46 FEET OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23;

4A) THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, BEGINNING AT A POINT IN THE EAST LINE OF CHURCH ROAD AND THE NORTH LINE OF CURCH LANDS, BEING 826.32 FEET FORTH OF THE SOUTH LINE OF SAID SECTION 23): AND RUNNING THENCE EAST ALONG THE NORTH LINE OF CHURCH LANDS, 165 FEET; THENCE NORTH, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, 134.84 FEET TO THE EAST LINE OF CHURCH ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF CHURCH ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF CHURCH ROAD, 497.8 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 2:

LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN BRANIGAR'S WHITE PINES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1945, AS DOCUMENT 476240, IN DUPAGE COUNTY, ILLINOIS. ALSO:

PARCEL 3:

LOT 24 IN CRESTBROOK, A SUBDIVISION I THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1955, AS DOCUMENT 766038, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN SCHULTZ'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1990, AS DOCUMENT R 90-102309, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RNAGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: FROM A POST IN THE EAST OF SAID SOUTHWEST QUARTER OF SECTION 23, LOCATED 2.95-1/2 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 87-3/4 DEGREES WEST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 16.91 CHAINS MORE OR LESS TO THE EAST LINE OF THE ROAD KNOWN AS CHURCH ROAD, RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION THROUGH SAID SOUTHWEST QUARTER, AS SAID ROAD EXISTED SEPTEMBER 8, 1924: THENCE RUNNING NORTH ALONG SAID EAST LINE OF CHURCH ROAD, 9.56-1/2 CHAINS TO THE NORTH LINE OF A TRACT OF LAND KNOWN AS CHURCH LAND, AS SAID TRACT EXISED ON SEPTEMBER 8, 1924, FOR A PALCE OF BEGINNING: THENCE EAST, ALONG NORTH LINE OF CHURCH LAND, 165 FEET: THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 23, 132 FEET: THENCE WEST, PARALLEL WITH SAID NORTH LINE OF CHURCH LAND, 165 FEET, MORE OR LESS, TO THE EAST LINE OF CHURCH ROAD: THENCE SOUTH, ALING SAID EAST LINE OF CHURCH RAOD, 132 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS LOT 5 IN VICTOR C. BARTH'S PLAT OF SURVEY.

CONTAINING 257.6 ACRES, MORE OR LESS.

Commonly known as 500 West Jefferson Street, Bensenville, Illinois 60106.

The Bensenville Park District of 1000 W. Wood Street, Bensenville, Illinois 60106, represented by Phyllis Schmidt, is the owner and the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 5, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT FEBRUARY 15, 2024

For Office Use Only Date of Submission: 2.6.24 MUNIS Account #: 13736 CDC Case #:

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 500 West Jeffer	rson Street, Bensenville, I	I. 60106
Durant L. L. M. L. (A)	0323400001	
Property Index Number(s) (P	IN): 0323400001	
A. PROPERTY OWNER:		
Bensenville Park District	t	
Name	Corporation (if applicable	
1000 W. Wood Street		
Bensenville	Illinois	00400
City	State	60106
Joseph C. Vallez	(630)766-7015	Zip Code jvallez@bvilleparks.org
Contact Person	Telephone Number	Email Address
*If Owner is a Land Trust	, attach a list of the names and	addresses of the beneficiaries of the Trust.
B. APPLICANT:	Check box if same as	owner
		OWIE
Bensenville Park District		
Name	Corporation (if applicable)	
1000 W. Wood Street		
Bensenville	II	00400
City	State	60106 Zip Code
Phyllis Schmidt	(630)766-7015	pschmidt@bvilleparks.org
Contact Person	Telephone Number	Email Address
	•	Shall Address
B. ACTION REQUE	STED (Check applicable):	SUBMITTAL REQUIREMENTS:
☐ Site Plan Revi	ew	Affidavit of Ownership** (signed/notarized)
☐ Special Use Pe	ermit	Application**
✓ Variation		Approval Standards**
Administrative	Adjustment	✓ Plat of Survey/Legal Description
	r Map Amendment	✓ Site Plan
☐ Zoning Appea☐ Plat of Subdivi		☑ Building Plans & Elevations
Annexation	SION	✓ Engineering Plans
☐ Planned Unit □	Development*	✓ Landscape Plan
Hanned Offit L	evelopment.	✓ Tree Preservation and Removal Plan
*See Staff for addit	tional information on	Application Fees
PUD requests	aonai information on	Fees agreement**
or or many control programs		**Item located within this application packet.

Brief Description of Request(s): (submit separate sheet if necessary)

Se	ee Attached Document
C.	PROJECT DATA:
C.	
1.	General description of the site: Grass area located 20" from property line at Main Entrance
2.	Acreage of the site: 248Building Size (if applicable):
3.	Is this property within the Village limits? (Check applicable below) ✓ Yes No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4.	List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)
N/A	

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	R1	Golf Course	Village of Bensenville
North:	R2	Residential	Village of Bensenville
South:	i 1	Light Industrial	Village of Bensenville
East:	R6	Residential	Village of Bensenville
West:	R1	Residential	Village of Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Phyllis Schmidt

Petitioner/Applicant

February 6, 2024

Date



S	TATE OF ILLINOIS	
C	OUNTY OF DUPAGE AND COOK)SS.)
		AVIT OF OWNERSHIP
1_F	Phyllis Schmidt	the undersigned Affiant, being first duly sworn, on
	oath states:	en e
2.3.4.5.	confirm the statements and representation That the owner(s) and contract purchase is (are) the owner(s) of record and contract property have been obtained; This Affidavit of Ownership is given to as to ownership or purchase interest, to and set for Public Hearing the Petition and Set f	er(s), if any, as set forth on the Petition attached hereto ract purchasers of said property; in required of lenders or of others holding an interest in the poinduce the Village of Bensenville, without further inquiry or rely on said statements and representations and to process as attached hereto; and, it details that any false statement set forth in this Affidavit of inal sanctions for perjury, punishable as provided by the into the crime of perjury.
6		ed has executed this Affidavit of Ownership this
	day of, February	2024
		Signature Solmials
SUB	SCRIBED and SWORN to	
befor	re me this 6th day of, Februa	org. 2024
Note	ry Public Notary Pu	YN LAU STRUCK Official Seal blic - State of Illinois ion Expires Feb 7, 2024



Approval Standards for Variations

- 1. Yes, the proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. Yes, the proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. Yes, the proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. Yes, the proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. Yes, the proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvements of the subject property.
- 6. Yes, the proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Height

- 1. Electronic Message Sign Location, Municipal Code 10-10-5-4A3
 Yes, the electronic message signs shall not be located within one mile of the property line of a lot containing another electronic message sign, as measured along the nearest roadway.
- 2. Monument Sign Height, Municipal Code 10-10-5-8c The monument sign is currently .75 feet above 8 feet.





Brief Description

A new sign for White Pines Golf Club will be located at the front entrance at Jefferson Street in the existing sign. The sign will be located 20 feet from the property line. The monument sign is 8.75 feet tall. Landscaping will be located around the base of the sign.

The Grantor, WHITE PINES INCORPORATED, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, and pursuant to authority given by its Board of Directors and Stockholders, CONVEYS AND WARRANTS unto BENSENVILLE PARK DISTRICT, a municipal corporation, organized and existing under and by virtue of the laws of the State of Illinois the following described real estate situated in the County of Du Page, State of Illinois, to wit:

Parcel 1: That part of Section 23, Township 40 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the South East corner of the North half of said Section 23, and running thence North along the East line of said Section 1126.62 feet; thence South 87 3/4 degrees West 3638 feet to the center line of Church Road; thence Southerly along the center line of said Church Road to a point 492.16 feet Northerly from the South line of said Section 23 (measured along the center line of said Church Road); thence East parallel with the South line of said Section 23 to an iron stake located 492.12 feet Northerly from a point in the South line of said Section 23, 348.43 feet West of the South East corner of the South West quarter of said Section (measured along a line which makes an angle of 91 degrees 22 minutes measured from West to North with the South line of said Section); thence South 492.12 feet to an iron stake in the South line of said Section 23, 348.43 feet West of the South East corner of the South West quarter of said Section; thence East along the South line of said R67 41619 Section 23, 1809 feet to a stone which is 1235.58 FILED FOR RECORD IN RECORDERS feet West of the South East corner of said Section OFFICE OF DUPAGE COUNTY, ILLINOIS 23, said point being the South East corner of -11 55 AM Church Lands; thence North along the East line of Church Lands and continuing in the same line 1756.6 feet to a stone; thence East 1244.2 feet to a point in the East line of said Section 1756.6 feet North of the South East corner thereof; thence North along the East line of said Section 23, 911.08 feet to the place of beginning, except therefrom the following described tracts: (1) The North 5 1/3 chains of the East 11 1/4chains of that part of the South East quarter of

OCT 16 1967

Proche H. Brtcher RECORDER

seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 13^{7+} day of October 1967.

corporate Silver

WHITE PINES, INCORPORATED

Harvey W. Branigar, Jr.

President

ATTEST:

Robert D. Faw, Secretar

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that HARVEY W. BRANIGAR, JR. personally known to me to be the President of WHITE PINES, INCORPORATED, an Illinois corporation, and ROBERT D. FARR personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

of Octobee, 1967.

My commission expires MY COMMISSION EXPIRES OCTOBER 23, Notary Public

Edu Vertonec

105 J. Hork Rebeckville Perk District

1mh Mail to: BSOS BOSSS7

BORESUNKIE PEDINOIS

Address of Property: York Road Bensenville, Illinois





1. 4

ack

RoadSafe®

PROJECT:

1740 Internationale Pkwy. Woodridge, IL 60517

PROD. FILE NAME: Bensenville Park district LED 2024.fs (630) 972-9680 CUSTOMER APPROVAL SIGNATURE:

CUSTOMER: Bensenville Park District
SALESPERSON: Serge Ruffolo

DESIGNER: Sassano

CONTACT: Joe Vallez

PHONE:

PRODUCTION USE ONLY Printed/Cut *XLami

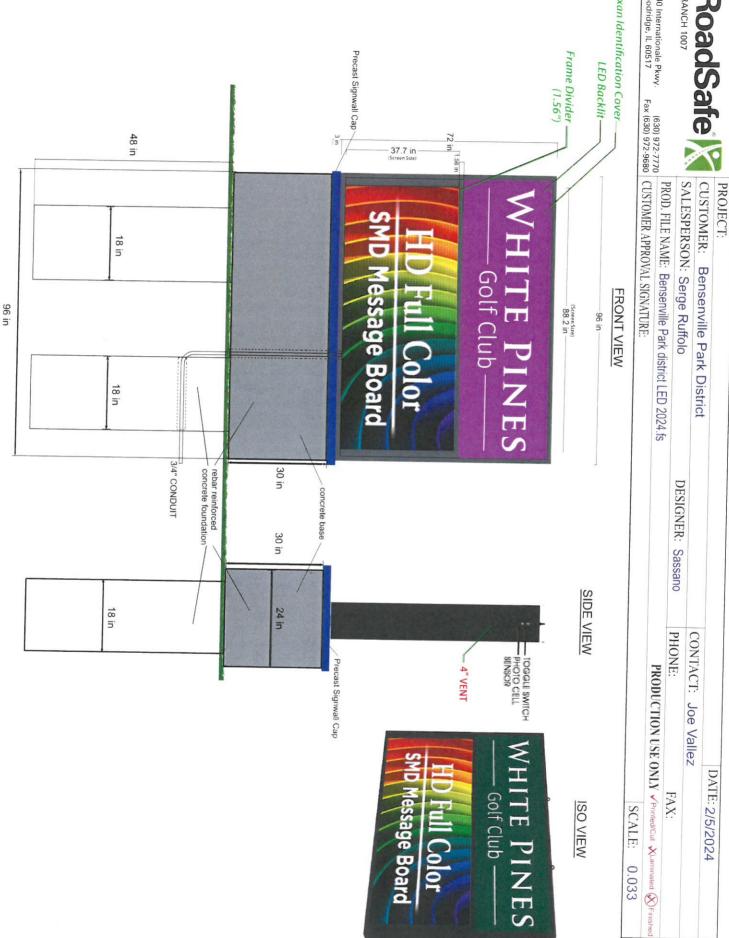
SCALE:

o.033

DATE: 2/5/2024 FAX:



Lexan Identification Cover_ 1740 Internationale Pkwy. Woodridge, IL 60517 BRANCH 1007 RoadSafe (630) 972-7770 CUSTOMER APPROVAL SIGNATURE: CUSTOMER: Bensenville Park District SALESPERSON: Serge Ruffolo PROJECT PROD. FILE NAME: Bensenville Park district LED 2024.fs FRONT VIEW DESIGNER: Sassano PHONE: CONTACT: Joe Vallez PRODUCTION USE ONLY Printed/Cut XLaminated & Finish DATE: 2/5/2024 FAX: SCALE: 0.033





- ROW NOT INCLUDED

EXCEPTION 2A

PLAT OF ANNEXATION TO

BENSENVILLE VILLAGE OF

AND AND ALSO EXCEPTING THEREFORM THE FOLLOWING DESCRIBED TRACTS: A: THE NORTH 5-1/3 CHAINS OF THE EAST 11-1/4 CHAINS OF THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 23, LYING SOUTH OF

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE A DISTANCE OF 115.0 FEET; THENCE SOUTHEASTERLY 317.83 FEET TO A POINT IN A LINE WHICH IS 40.0 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SECTION 23; THENCE NORTH ALONG AFOREMENTIONED LINE A DISTANCE OF 230.0 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THE WEST PORTION OF THE YORK ROAD RIGHT OF WAY LYING EAST OF AND ADJACENT TO EXCEPTION 5A, IN DU PAGE COUNTY, ILLINOIS.

LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN BRANIGAR'S WHITE PINES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1945, AS DOCUMENT 476240, IN DUPAGE COUNTY, ILLINOIS. ALSO

PARCEL 3: LOT 24 IN CRESTBROOK, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1955, AS DOCUMENT 766038, IN DUPAGE COUNTY, ILLINOIS. ALSO

PARCEL 4: LOT 1 IN SCHULTZ'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 114 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1990, AS DOCUMENT R90-102309, IN DU PAGE COUNTY, ILLINOIS. ALSO LOT 2 IN SCHULTZ'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1990 AS DOCUMENT R90-102309, IN DUPAGE COUNTY, ILLINOIS. ALSO

16.91 CHAINS MORE OR LESS TO THE EAST LINE OF THE ROAD KNOWN AS CHURCH ROAD, RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION THROUGH SAID SOUTHWEST QUARTER, AS SAID ROAD EXISTED SEPTEMBER 8, 1924: THENCE RUNNING NORTH ALONG SAID EAST LINE OF CHURCH ROAD, 9.56-1/2 CHAINS TO THE NORTH LINE OF A TRACT OF LAND KNOWN AS CHURCH LAND, AS SAID TRACT EXISTED ON SEPTEMBER 8, 1924, FOR A PLACE OF BEGINNING! THENCE EAST, ALONG NORTH LINE OF CHURCH LAND, 165 FEET: THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 23, 132 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE OF CHURCH LAND, 165 FEET, MORE OR LESS, TO THE EAST LINE OF CHURCH ROAD: THENCE SOUTH, ALONG SAID EAST LINE OF CHURCH ROAD, 132 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS LOT 6 IN VICTOR C. BARTH'S PLAT OF SURVEY.

AREA TO BE ANNEXED 256.2 ACRES, MORE OR LESS 11,160,072 SQUARE FEET

STATE OF ILLINOIS)
COUNTY OF Dupage) SS

STATE OF ILLINOIS! COUNTY OF DU PAGE! SS

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 3rd DAY OF AUGUST

WEBSTER, McGRATH & AHLBERG, LTD.

207 S. NAPERVILLE STREET WHEATON, ILLINOIS 60187 (630) 668-7603

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. IFURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

PARCEL 1

- VILLAGE OF BENSENVILLE MUNICIPAL BOUNDARY

-9rd-AVENUB

3264.86

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS

the second of the

BLOCK / IN BRANIGAR'S WHITE PINES

BLOCK 2 IN

VICTOR C BARTH'S --PLAT OF SURVEY

BRANIGAR'S WHITE

RED OAK STREET

PARCEL 2

WHITE PINE ROAD

FOREST VIEW ROAD

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF BENSENVILLE, ORDINANCE NO. 37-2618 ADOPTED BY THE VILLAGE OF BENSENVILLE ON THE 14th DAY OF A 45th A.D. 20 **16** BY:______

BELMONT AVENUE (23/24)

POB EXCEPTION 5A — 40.0 -

EXCEPTION 5A

INE OF THE SOUTH 53.46 FEET OF THE ----

EXCEPTION 3A-

NOT SUBDIVIDED

WOODLAND AVENUE

EXCEPTION 1A

NORTHEAST QUARTER OF SECTION 23-40-11

PARCEL 1

WEST LINE OF THE EAST 330 FEET OF THE --NORTHEAST QUARTER OF SECTION 23-40-11

NE OF THE THE NORTH 3.19 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 23-40-11

WEST LINE OF THE EAST 11-1/4 CHAINS OF THE—— SOUTHEAST QUARTER OF SECTION 23-40-11

PARCEL 3—

1809.00

SOUTH LINE OF SECTION 23-40-11

SOUTH LINE OF THE THE NORTH 5-1/3 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 23-40-11

--- SOUTHEAST CORNER OF CHURCH LANDS

SUBMITTED BY VILLAGE OF BENSENVILLE C/O MONTANA & WELCH, LLC 192 N. YORK ROAD ELMHURST, IL 60126

RETURN TO: BENSENVILLE PARK DISTRICT C/O BOND, DICKSON & ASSOCIATES 400 S. KNOLL STREET WHEATON, IL 60187

DUPAGE CO RECORDER PAGE ____OF___

Rev	Date	Description	Ву	[
\dashv				PLAT	OF ANNI	EXATION
				LOCATION BENS	SENVILLE PARK CH ROAD AND 3 03-711	C DISTRICT BRD AVENUE
	/EBSTEF	R, MCGRATH & AHLBERG	LTD.	PREPARED FOR:	VILLAGE OF BENS 12 S. CENTER STR BENSENVILLE, IL	EET
	•	AWV		JOB#: 40938	DATE: 8/1/18	SCALE: 1"=300'
LAI		- civil engineering - landscape archi a Century of Service to our Clients	TECTURE	SURV: DS	DRAWN: DS	DESIGN:
		outh Naperville Road - Wheaton, Illinois 60187 03 Fax: (630)682-1760 Email: wmaltd@wmaltd.c Design Firm License No. 184-003101	om	FILE #:	23150-ANNEX	SHEET#:

P.I.N. NUMBERS 03-23-//8-024

03-23-/23-00/ 03-23-214-001 03-23-2/4-**006** 03**-**23-309-001

03-23-309-007 03-23-309-009 03-23-309-010

03-23-400-001 03-23-400-006 03-23-401-00/

COUNTY CLERK

/- 134.84

NOT SUBDIVIDED



STAFF REPORT

HEARING DATE: March 5, 2024 **CONTINUED DATE:** April 2, 2024 **CASE #:** 2024 – 04

PROPERTY: 500 West Jefferson Street **PROPERTY OWNER:** Bensenville Park District

APPLICANT Same as Above

SITE SIZE: 248 Acres

BUILDING SIZE: N/A

PIN NUMBER: 03-23-214-001

ZONING: R-1 Single-Unit Dwelling District

REQUEST: Variation, Electronic Message Sign Location

Municipal Code Section 10 - 10 - 5 - 4A - 3

Variation, Monument Sign Height

Municipal Code Section 10 – 10 – 5 – 8c

PUBLIC NOTICE:

- 1. A Legal Notice was published in the Bensenville Independent on Thursday February 15, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
- 2. Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on Thursday, February 15, 2024.
- 3. On Thursday, February 15, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Bensenville Park District, is seeking approval of two variations. The first variation seeks to allow an electronic message sign within one mile of an established electronic message sign. The sign is located within one mile of an electronic message sign located at 1047 S York Road, thus requiring a variation from the requirements of the existing code. The proposed sign will be placed in the same location as the existing monument sign along Jefferson Road. The second variation seeks to allow the monument sign upon which the electronic message sign is based to exceed the maximum height allowed for monument signs- 8 feet. The proposed monument sign would be 8.75 feet. The total sign area for the electronic message sign is approximately 23.08 SF. This covers less than 50% of the total monument sign area.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R-1	Golf Course	Open Space	Village of Bensenville
North	R-2	Residential	Single-Family Residential	Village of Bensenville
South	I-1	Light Industrial	Industrial	Village of Bensenville
East	R-6	Residential	Multi-Family Residential	Village of Bensenville
West	R-1	Residential	Single-Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:
Financially Sound Village
Quality Customer Oriented Services
Safe and Beautiful Village
Enrich the lives of Residents
Major Business/Corporate Center
X Vibrant Major Corridors
Finance: 1) Account up to date and no liens.
Police: 1) No Objections.

Engineering and Public Works:

1) Concerns about interference with neighborhood sleep habits.

Community & Economic Development:

Economic Development:

1) No Comments.

Fire Safety:

1) No Comments.

Building:

1) No Comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Open Space" for this property.
- 2) The current zoning is R-1 Single-Unit Dwelling District.
- 3) The applicant is seeking a variation for electronic message sign location to construct an electronic monument sign at 500 W Jefferson Street. The sign is proposed to be located within the same placement location as the existing monument sign on the property.

- a. Staff is supportive of the electronic monument sign with the condition that the sign follows all regulations so as not to become a nuisance for surrounding neighboring properties.
- 4) Per Village Code Section 10-10-5B-4: Electronic Message Signs, the following regulations apply:
 - a. Location:
 - i. Electronic message signs are allowed in the C-2 District and in all Residential Districts for parks, schools, libraries, and places of worship only.
 - ii. Electronic message signs shall be allowed as components of marquee or monument signs. An electronic message sign is subject to the regulations pertaining to the sign type upon which it is located.
 - 1. The proposed electronic message sign is proposed to be located on a monument sign.
 - iii. Electronic message signs shall not be located within one mile of the property line of a lot containing another electronic message sign, as measured along the nearest roadway.
 - 1. This sign is within one mile of the electronic message sign located at 1125 S York Road. The petitioner is requesting a variation to allow the electronic message sign at 500 W Jefferson.
 - b. Quantity: One electronic message sign is allowed per zoning lot.
 - c. Size: An electronic message sign shall not occupy more than fifty percent (50%) of the total sign area of the marquee or monument sign on which it is displayed.
 - i. The proposed electronic message sign does not occupy more than fifty percent of the monument sign to which it is proposed to be placed on.
 - d. Illumination:
 - i. Internally illuminated electronic message signs are allowed only in accordance with subsection 10-10-2D, "Illumination", of this chapter.
 - ii. Electronic message signs are allowed to change their message once every ten (10) seconds, and the transitions between messages shall be instantaneous.
 - iii. Electronic message signs shall display static messages that do not contain a light source that flashes, blinks, strobes, travels, chases, rotates, or changes in intensity, brightness, or color.
 - iv. Electronic message signs shall be designed to default to a static display in the event of mechanical failure.
 - 1. Petitioner must adhere to all illumination standards outlined in Village Code Section 10-10-5B-4d.
- 5) Per Village Code Section 10-10-2D Illumination: All signs shall comply with the following illumination standards.
 - a. Electrical Components: All electrical components used in the construction of a sign shall be installed and maintained as required by title 9, "Building Regulations", of this Code.
 - b. Light Level:

- i. LED Lighting: The light level of an illuminated sign lit with bulbs other than LED bulbs shall be no greater than one foot-candle at any time of day as measured at the curb line.
- ii. Non-LED Lighting: The light level of an illuminated sign lit with bulbs other than LED bulbs shall be no greater than one foot-candle at any time of day as measured at the curb line.
- c. Direct Light and Glare: All sign illumination shall be located shielded, and directed to illuminate only the sign face and to prevent direct light or glare from being cast upon adjacent rights-of-way and surrounding properties. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
- d. Steady Illumination: Illuminated signs shall be illuminated by steady, stationary, fully shielded light sources concentrated on the face of the sign so as not to cause glare.
- e. Hours of Operation: Illuminated signs shall be turned off from eleven o'clock (11:00) P.M. until seven o'clock (7:00) A.M., or thirty (30) minutes after close of business, whichever is later. Uses that remain in operation between eleven o'clock (11:00) P.M. until six o'clock (6:00) A.M. are exempt from this requirement during the period of operation only.
 - i. Applicant must conform with all illumination standards.
- 6) Per Village Code Section 10-10-5B-8: Monument Signs:
 - a. Location:
 - i. Monument signs are allowed in the C-1, C-2, I-1, and I-2 Districts, and in all Residential Districts for residential development identification and non-residential uses.
 - ii. Monument signs shall be located a minimum of five feet (5') from any front or corner side lot line, and ten feet (10') from any interior side lot line
 - b. Size: Monument signs shall not exceed fifty (50) square feet in area per sign and eight feet (8') in height.
 - i. The proposed monument sign area as measured per village code standards does not exceed 50 SF and is greater than 8' in height. The proposed plans have it at 8.75' in height.
 - c. Landscape: The area surrounding the base of all monument signs must be landscaped. The landscape area shall extend a minimum of three feet (3') in width on all sides of the sign base and consist of shrubs, perennials, and/or other vegetative groundcover. A landscape plan shall be submitted as part of any sign permit application (see section 10-3-9, "Sign Permit", of this title), and approved by the Zoning Administrator. The Zoning Administrator may approve alternative landscape designs when soil conditions, space constraints, or other factors beyond reasonable control of the applicant preclude the applicant from meeting the requirements set forth in this section
 - d. Materials: Monument signs shall be constructed of masonry, finished split face block, stone, hardwood, polymer material with a wood appearance, metal, or other sturdy material that matches or complements the face of the sign. If the primary

building on- site uses decorative masonry, the sign base should use the same material.

7) Per Village Code Section 10-6-6C: Visibility Obstruction: Nothing shall be erected, placed, or allowed to grow in a manner that will create a visibility obstruction for motorists, bicyclists, or pedestrians. No building, structure, sign, or landscape element shall obstruct the area between 2.5 feet and eight feet (8') in height within the sight triangle area. The sight triangle area is measured along thirty feet (30') of curb line, or edge of pavement where no curbs are present, from the point where two (2) or more streets intersect or where a street intersects railroad tracks.

Applicant Response: No comments.

APPROVAL STANDARDS FOR VARIATIONS:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: Yes, the proposed variation will not endanger the health, safety, convenience, and general welfare of the public.

2. Compatible with Surrounding Character: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship**: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: Yes, the proposed variation alleviates an undue hardship created by the literal enforcement of this title.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: Yes, the proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

5. **Minimum Deviation Needed**: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: Yes, the proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvements of the subject property.

6. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Electronic Message Sign	Meets St	andard
Approval Standards for Variations	Yes	No
Public Welfare	X	
Compatible with Surrounding Character X		
Undue Hardship	X	
Unique Physical Attributes	X	
Minimum Deviation Needed	X	
Consistent with Ordinance and Plan	X	

Monument Sign Height	Meets St	andard
Approval Standards for Variations	Yes	No
Public Welfare	X	
Compatible with Surrounding Character	X	
Undue Hardship	X	
Unique Physical Attributes	X	
Minimum Deviation Needed	X	
Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Electronic Message Sign Location with the following conditions:
 - a. Applicant must adhere to all illumination standards outlined in Village Code Section 10-10-5B-4d.
- 2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Variation for Monument Sign Height with the following conditions:
 - a. Applicant must adhere to all landscaping standards outlined in Village Code Section 10-10-5B-8c.

Respectfully Submitted, Department of Community & Economic Development

The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2024, at 6:30pm in the Village Hall Board Room. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2024, at 6:30pm in the Village Hall Board Room. A representative is not required to be present for this meeting.

TYPE: Public Hearing	SUBMITTED BY: K. Quinn	DEPARTMENT: CED	DATE: 4.2.24			
DESCRIPTION: CDC Case 2024-06: Consideration of a Special Use Permit (Motor Vehicle Repair and/or Service) at 211 Beeline Drive Unit 1						
SUP Financially Sou	PORTS THE FOLLOWING	G APPLICABLE VILLAGE OF Enrich the lives of X Major Business/Co	GOALS: Residents			

REQUEST:

Special Use Permit, Motor Vehicle Repair and/or Service Municipal Code 10-7-2-1

Safe and Beautiful Village

SUMMARY:

- 1. The Petitioner, Northside Automotive, is seeking approval of a special use permit for motor vehicle repair and/or service.
- 2. They wish to "complete body work on higher end vehicles without the need to store vehicles outside."
- 3. The property is currently within an I-2 General Industrial District, where motor vehicle repair and/or service are allowed with a special use permit. The site is .31 acres.

RECOMMENDATION:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - 1. The Special Use Permit be granted solely to Northside Automotive and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

Vibrant Major Corridors

- 2. A triple catch basin must be installed.
- 3. No outdoor storage of motor vehicles is permitted.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	3/26/2024	Cover Memo
Aerial & Zoning	3/26/2024	Backup Material
Legal Notice	3/26/2024	Backup Material
Application	3/26/2024	Backup Material
Approval Standards	3/26/2024	Backup Material
Plat of Survey	3/26/2024	Backup Material



Community Development Commission
Public Hearing 4.02.24

CDC Case #2024 - 06

Northside Automotive 211 Beeline St Unit 1

Special Use Permit, Motor Vehicle Repair and/or Service Municipal Code Section 10 – 7 – 2 - 1

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans







Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 2, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 06 to consider a request for:

Special Use Permit, Motor Vehicle Repair and/or Service Municipal Code 10-7-2-1

At 211 Beeline Drive is an existing I-2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1:

THE WEST 234.18 FEET LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLE TO THE WEST LINE THEREOF, THROUGH A POINT 90.02 FEET NORTH OF THE SOUTHWEST CORNER THEREOF LOT 3 (EXCEPT THE SOTUH 33 FEET THEREOF0 IN MOHAWK ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1934 AS DOCUMENT 350561, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT R72-74496 AND SHOWN IN THE PLAT OF SUBDIVISION AFORESAID, DUPAGE COUNTY, ILLINOIS.

Commonly known as 211 Beeline Drive Unit 1, Bensenville, Illinois 60106.

Partner Carriers, Inc., represented by Sead Sabangic, is the owner and the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 2, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT MARCH 14, 2024

	For Office Use Only	
Date of Submission:	MUNIS Account #: 13455 CDC Case #:	

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 211 Beeline Drive	Unit 1, Bensenville	e, Illinois 60106
Property Index Number(s) (PIN): 0	3-11-401-033	
A. PROPERTY OWNER:		
	Partner Carriers Inc	C.
Name	Corporation (if applicable)	
Street		
211 Beeline Drive Unit 1	Bensenville	60106
City	State	Zip Code
Sead Sabanagic	(847)847-9509	seadceva@gmail.com
Contact Person	Telephone Number	Email Address
B. APPLICANT: [Check box if same as or	wner
Name	Corporation (if applicable)	
211 Beeline Drive Unit 1		
Street		
Bensenville	Illinois	60106
Sead Sabangic	State (847)847-9509	Zip Code
Contact Person	Telephone Number	seadceva@gmail.com Email Address
B. ACTION REQUESTED Site Plan Review Special Use Permit Variation Administrative Adju Zoning Text or Map Zoning Appeal Plat of Subdivision Annexation Planned Unit Develor *See Staff for additional PUD requests	estment Amendment opment*	SUBMITTAL REQUIREMENTS: Affidavit of Ownership** (signed/notarized) Application** Approval Standards** Plat of Survey/Legal Description Site Plan Building Plans & Elevations Engineering Plans Landscape Plan Tree Preservation and Removal Plan Application Fees Fees agreement** **Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Petitoner is seeking a special use permit for motor vehicle repair and service C. PROJECT DATA: General description of the site: one story industrial building 1. Acreage of the site: .31 acres Building Size (if applicable): 3150 2. 3. Is this property within the Village limits? (Check applicable below) ☐ No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements. 4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.) None

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	12	Industrial	Bensenville
North:	12	Industrial	Bensenville
South:	12	Industrial	Bensenville
East:	12	Industrial	Bensenville
West:	12	Industrial	Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."



THOMAS CASEY HUNT MARSHALL J. SUBACH STEPHEN SPIEGEL SPENCER C. HUNT

Of Counsel Daniel J. Kaiser Mariam L. Hafezi Brad S. Telander Philip D. Blomberg 1035 S. York Road Bensenville, IL 60106 Phone 630-860-7800 Fax 630-860-8283 www.7800Law.com

February 14, 2024

Mr. Kurtis Pozsgay
Community Development Director
Community and Economic Development Dept.
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

RE: Partner Carriers, Inc.

211 Beeline Drive Unit 1, Bensenville, IL60106

Our file #: 23-0876

Response Letter for Special Use Permit

Dear Mr. Pozsgay:

My office represents the Petitioner, Partner Carriers, Inc. who is the owner of the property commonly known as 211 Beeline Drive Unit 1, Bensenville, Illinois 60106 ("Subject Property").

The Subject Property is a single story industrial building that is part of the 211 Beeline development. The property is already improved with a paint booth for automotive painting.

The Petitioner is seeking approval of a Special Use Permit for automotive repair in the Subject Property. The Petitioner had a proposed tenant that wants to occupy the property and complete automotive body work on high end vehicles. The tenant is Northside Automotive Inc.

The tenant has been in its current location at 4535 N Kedzie Avenue, Chicago for approximately 12 years. The Bensenville location will be an expansion of Northside Automotive's current business. The proposed tenant's current location contains approximately 12,000 square feet of inside storage. The proposed tenant will use the Bensenville location to complete body work on higher end vehicles and without the need to store vehicles outside. All of the body work would be completed indoors and in compliance with all applicable Bensenville Codes.

In response to the criteria for a Special Use Permit, the Petitioner responds as follows:

- 1. **Health and Safety**. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public. The proposed use for automotive repair is Special Use in the I-2 District. The proposed tenant will complete all body work on the interior of the building in compliance with all existing codes.
- 2. **Compatible with Character**. Automotive repair is compatible with all of the existing industrial users within the 211 Beeline development and is consistent with the general character of the adjacent properties which are all industrial users. There is existing truck repair and auto repair located within the 211 Beeline building within other units.
- 3. **Adjacent Development**. All of the adjacent properties are improved with existing industrial users. The granting of the Special Use will have no effect on and future redevelopment, if any, of adjacent properties.
- 4. **Utilities**. The proposed use will not require any expansion or strain on community facilities or services to a degree that is disproportionate to normal activities in the I2 district. The granting of the Special Use Permit will also not require any new utilities, access roads, drainage or other facilities.
- 5. Comprehensvie Plan. Under the Comprehensive Plan, the Subject Property falls under the Northern Business District. The proposed development fulfills the objective of the Bensenville Comprehensive Plan to support regional growth of existing industrial properties and the rehabilitation of the existing industrial sites. Approval of the Special Use Permit will also fulfill a goal of supporting existing property owners and wanting to fill existing vacant units with viable businesses to support the residents and tax base.

Should you have any questions or need any additional information for the responses to the criteria for Special Use Permit, please contact me by email at mjsubach@7800law.com.

Thank you for your time and consideration on this application.

Respectfully submitted, HUNT & SUBACH, LTD.

Marshall J. Subach Attorney for Petitioner

APPLICATION FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REQUIRED	FEE
Variation for Residential Use	\$100
Annexation Petition	\$250
Appeal of Director	\$500
Comprehensive Plan Map Amendment	\$500
Comprehensive Plan Text Amendment	\$500
Plat of Subdivision	\$500
Special Use Permit	\$500
Variation for Nonresidential Use	\$500
Zoning Map Amendment	\$500
Zoning Text Amendment	\$500
Planned Unit Development	\$750
PUD Amendment	\$500

Processing Fees: \$200

The Staff will provide, as a service to the applicant, the following as legally required:

- Publish the required legal notice in local publication
- Post a public hearing sign on the property visible from the public way
- Mail the legal notice to each property owner within 250 feet of the applicant property

Any required Recording of Documents will be the responsibility of the applicant with fees Assessed by the County.

Application fees are non-refundable and payment does not constitute approval of project

In cases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat are being requested simultaneously one fee is collected.

Reimbursement of Fees: In addition to the fixed fee(s) provided above, the petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant shall liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Petitioner/Applicant

r eutronei//rppheam

Date

STATE OF ILLINOIS)
COUNTY OF DUPAGE AND COOK)SS.
AFFIDAVIT	OF OWNERSHIP
_I Sead Sabanagic	the undersigned Affiant, being first duly sworn, on

oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;

- 2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
- 3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
- 4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
- 5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

____day of, fcs 2027 _____.

SUBSCRIBED and SWORN to

STEPHANIE HUNT Official Seal Notary Public - State of Illinois My Commission Expires Jun 3, 2027

Exhibit "A" - Legal Description

Parcel 1:

The West 234.18 feet lying South of a line drawn at right angle to the West line thereof, through a point 90.02 feet North of the Southwest Corner thereof Lot 3 (except the South 33 feet thereof) in Mohawk acres, a Subdivision in the Southeast quarter of Section 11, Township 40 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded October 17, 1934 as Document 350561, in DuPage County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egrees as set forth in the declaration recorded as Document R72-74496 and shown in the plat of Subdivision aforesaid, DuPage County, Illinois.

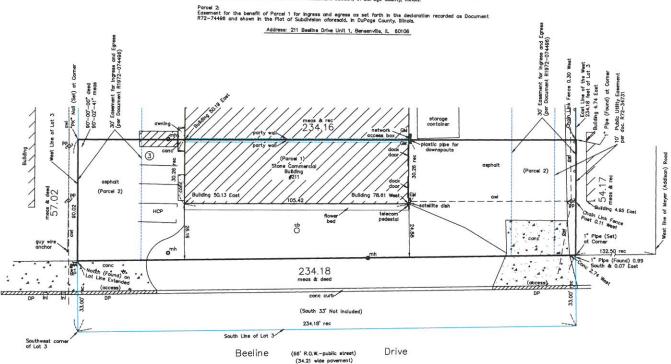
KABAL SURVEYING COMPANY

Land Surveying Services

ALTA/NSPS Land Title Survey

Parcel 1:

The West 23-1.8 feet lying South of a line drawn at right angle to the West line thereof, through a point 90.02 feet
North of the Southwest Corner thereof Lot 3 (except the South 33 feet thereof) in Alchaek Acres, a Subdivision in the
Southwest quarter of Section 11, Township 40 North, Range 11, East of the Third Parcel Meridian, according to the
Plot thereof recorded October 17, 1934 as Document 350581, in DuPage County, Illinois.





LEGEND

meas = measured, S = South, pp = power pole
rec = record, E = East, W = West,
R.O.W. = right-of-way, BP = bumper poet
conc = concrete, AVe outlibry volve,
pch = porch, N = North, EM = electric meter
DP = depressed curb, GM = gas meter
awl = aeriol wire line, cb = catch bosh
in | Inlet, RCP = handloop parking apace
mh = manhole, wso = water shut off
kyd = fire hydrant, inl = inlet,

3 = Number of regular parking spaces

Please check Legal Description with Deed and report any discrepancy immediately.

21 .20 23

Scale: 1 Inch	- 20	ft.
Order No	231412	
Ordered By:	Lazzara, Attorney at L	aw .

SCHEDILE B EXCEPTIONS:

1) According to Schedule B, Part 2, Exceptions, Item 24 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the declaration of easement recorded December 5, 1972 as Document No. R1972—074498." Shown hereon.

2) According to Schedule B, Part 2, Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the grade of seasement recorded June 23, 1972 as Document No. R1972—03731. Shown hereon.

3) According the Schedule B, Part 2, Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Grant of Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Grant of Exceptions, Item 30 states "Terms, provisions, covenants, conditions, restrictions and easements contained in and created by a plot of subdivision recorded 10/17/1934 as Document Number R80-005882." Does not affect our property.

3) Schedule B, Part 2, Exceptions, Item 30 states "Terms, provisions, covenants, conditions, restrictions and easements contained in and created by a plot of subdivision recorded 10/17/1934 as Document Number R80-50 and any amendments thereto." See document for details.

ESI

Monuments were placed for a reference monument or elloses to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by esteting monuments or elloses in close proximity to the corner. Shown hereon.

Addresses of the surveyed property was disclosed in documents provided by the client agrees with the the addresses while conducting the fieldwork. Shown hereon.

According to FEMA.OOV website, Flood insurance Rate Mop, May Number 1702x500771, Mop Revised August 1, 2019, Panel 77 of 287 shows our property is contained by a contract of the property is approximately 3,1013 square feet. The exterior dimensions of the building of ground level are shown hereon.

There are 3 Regular and 1 Handlage clearly disease of conducting the flatdwork are shown hereon.

There are 3 Regular and 1 Handlage clearly distributed points approach.

Lacking sucception, the sucception of underground features cannot be accurately, completely, and reliably deploted. 2)

CERTIFICATION

To Saturn Title LLC, and Partner Carriers, Inc.:

This is to certify that this map or plot and the survey on which it is based were mode in occordance with the 2021 Minhtum Standard Detaif Requirements for ATA /NSS Land Title Surveys, jointly established and adopted by ATA and NSSS and does not include Table A. The fidebook was completed on August 21, 2023.

Date of Plat or Map: August 21, 2023

Mitchel F. Balch

Mitchell P. Balek Registration Number 035-003250



10407 West Coxmak Boad Westchester, Hiknois 60154 (706) 562-2652 Fax (706) 562-70145. moll: kobdi-surveying@comcest.ex bestst: Knobdisurveying@company.co Registration No. 184-003061

MITCHELL P. BALEK, an Illinois Professional Land Surveyor hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchel P. Balch

Illinois Professional Land Surveyor No. 035-003250 My license expires on November 30, 2024

ORIGINAL SEAL IN RED



THOMAS CASEY HUNT MARSHALL J. SUBACH STEPHEN SPIEGEL SPENCER C. HUNT

Of Counsel Daniel J. Kaiser Mariam L. Hafezi Brad S. Telander Philip D. Blomberg 1035 S. York Road Bensenville, IL 60106 Phone 630-860-7800 Fax 630-860-8283 www.7800Law.com

February 14, 2024

Mr. Kurtis Pozsgay
Community Development Director
Community and Economic Development Dept.
Village of Bensenville
12 S. Center Street
Bensenville, IL 60106

RE: Partner Carriers, Inc.

211 Beeline Drive Unit 1, Bensenville, IL60106

Our file #: 23-0876

Response Letter for Special Use Permit

Dear Mr. Pozsgay:

My office represents the Petitioner, Partner Carriers, Inc. who is the owner of the property commonly known as 211 Beeline Drive Unit 1, Bensenville, Illinois 60106 ("Subject Property").

The Subject Property is a single story industrial building that is part of the 211 Beeline development. The property is already improved with a paint booth for automotive painting.

The Petitioner is seeking approval of a Special Use Permit for automotive repair in the Subject Property. The Petitioner had a proposed tenant that wants to occupy the property and complete automotive body work on high end vehicles. The tenant is Northside Automotive Inc.

The tenant has been in its current location at 4535 N Kedzie Avenue, Chicago for approximately 12 years. The Bensenville location will be an expansion of Northside Automotive's current business. The proposed tenant's current location contains approximately 12,000 square feet of inside storage. The proposed tenant will use the Bensenville location to complete body work on higher end vehicles and without the need to store vehicles outside. All of the body work would be completed indoors and in compliance with all applicable Bensenville Codes.

In response to the criteria for a Special Use Permit, the Petitioner responds as follows:

- 1. **Health and Safety**. The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public. The proposed use for automotive repair is Special Use in the I-2 District. The proposed tenant will complete all body work on the interior of the building in compliance with all existing codes.
- 2. **Compatible with Character**. Automotive repair is compatible with all of the existing industrial users within the 211 Beeline development and is consistent with the general character of the adjacent properties which are all industrial users. There is existing truck repair and auto repair located within the 211 Beeline building within other units.
- 3. **Adjacent Development**. All of the adjacent properties are improved with existing industrial users. The granting of the Special Use will have no effect on and future redevelopment, if any, of adjacent properties.
- 4. **Utilities**. The proposed use will not require any expansion or strain on community facilities or services to a degree that is disproportionate to normal activities in the I2 district. The granting of the Special Use Permit will also not require any new utilities, access roads, drainage or other facilities.
- 5. Comprehensvie Plan. Under the Comprehensive Plan, the Subject Property falls under the Northern Business District. The proposed development fulfills the objective of the Bensenville Comprehensive Plan to support regional growth of existing industrial properties and the rehabilitation of the existing industrial sites. Approval of the Special Use Permit will also fulfill a goal of supporting existing property owners and wanting to fill existing vacant units with viable businesses to support the residents and tax base.

Should you have any questions or need any additional information for the responses to the criteria for Special Use Permit, please contact me by email at mjsubach@7800law.com.

Thank you for your time and consideration on this application.

Respectfully submitted, HUNT & SUBACH, LTD.

Marshall J. Subach Attorney for Petitioner

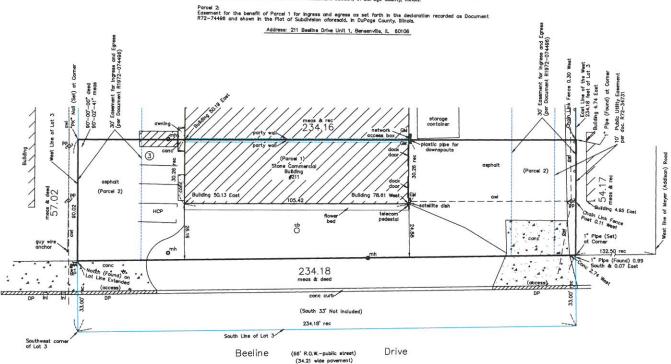
KABAL SURVEYING COMPANY

Land Surveying Services

ALTA/NSPS Land Title Survey

Parcel 1:

The West 23-1.8 feet lying South of a line drawn at right angle to the West line thereof, through a point 90.02 feet
North of the Southwest Corner thereof Lot 3 (except the South 33 feet thereof) in Alchaek Acres, a Subdivision in the
Southwest quarter of Section 11, Township 40 North, Range 11, East of the Third Parcel Meridian, according to the
Plot thereof recorded October 17, 1934 as Document 350581, in DuPage County, Illinois.





LEGEND

meas = measured, S = South, pp = power pole
rec = record, E = East, W = West,
R.O.W. = right-of-way, BP = bumper poet
conc = concrete, AVe outlibry volve,
pch = porch, N = North, EM = electric meter
DP = depressed curb, GM = gas meter
awl = aeriol wire line, cb = catch bosh
in | Inlet, RCP = handloop parking apace
mh = manhole, wso = water shut off
kyd = fire hydrant, inl = inlet,

3 = Number of regular parking spaces

Please check Legal Description with Deed and report any discrepancy immediately.

21 .20 23

Scale: 1 Inch	- 20	ft.
Order No	231412	
Ordered By:	Lazzara, Attorney at L	aw .

SCHEDILE B EXCEPTIONS:

1) According to Schedule B, Part 2, Exceptions, Item 24 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the declaration of easement recorded December 5, 1972 as Document No. R1972—074498." Shown hereon.

2) According to Schedule B, Part 2, Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the grade of seasement recorded June 23, 1972 as Document No. R1972—03731. Shown hereon.

3) According the Schedule B, Part 2, Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Grant of Exceptions, Item 25 states "Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Grant of Exceptions, Item 30 states "Terms, provisions, covenants, conditions, restrictions and easements contained in and created by a plot of subdivision recorded 10/17/1934 as Document Number R80-005882." Does not affect our property.

3) Schedule B, Part 2, Exceptions, Item 30 states "Terms, provisions, covenants, conditions, restrictions and easements contained in and created by a plot of subdivision recorded 10/17/1934 as Document Number R80-50 and any amendments thereto." See document for details.

ESI

Monuments were placed for a reference monument or elloses to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by esteting monuments or elloses in close proximity to the corner. Shown hereon.

Addresses of the surveyed property was disclosed in documents provided by the client agrees with the the addresses while conducting the fieldwork. Shown hereon.

According to FEMA-DOV website, Flood insurance Rate Mop, May Number 1702x500771, Mop Revised August 1, 2019, Panel 77 of 287 shows our property is located in Zone X defined as "Areas determined to be outside the 0.2X annual chance floodplain. The gross land orea of the property is approximately 3,1013 square feet. The exterior dimensions of the building of ground level are shown hereon.

The survey of the surveyed and the survey of the survey of the survey of the surveyed of the surve 2)

CERTIFICATION

To Saturn Title LLC, and Partner Carriers, Inc.:

This is to certify that this map or plot and the survey on which it is based were mode in occordance with the 2021 Minhtum Standard Detaif Requirements for ATA /NSS Land Title Surveys, jointly established and adopted by ATA and NSSS and does not include Table A. The fidebook was completed on August 21, 2023.

Date of Plat or Map: August 21, 2023

Mitchel F. Balch

Mitchell P. Balek Registration Number 035-003250



10407 West Coxmak Boad Westchester, Hiknois 60154 (706) 562-2652 Fax (706) 562-70145. moll: kobdi-surveying@comcest.ex bestst: Knobdisurveying@company.co Registration No. 184-003061

MITCHELL P. BALEK, an Illinois Professional Land Surveyor hereby certify that I have surveyed the property described above and the plot hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchel P. Balch

Illinois Professional Land Surveyor No. 035-003250 My license expires on November 30, 2024

ORIGINAL SEAL IN RED



STAFF REPORT

HEARING DATE: April 2, 2024 **CASE #:** 2024 – 06

PROPERTY: 211 Beeline Dr Unit 1
PROPERTY OWNER: Partner Carriers, Inc.
APPLICANT Northside Automotive

SITE SIZE: .31 acres
BUILDING SIZE: 3,150 SF

PIN NUMBER: 03-11-401-033

ZONING: I-2 General Industrial

REQUEST: Special Use Permit, Motor Vehicle Repair and/or Service

Municipal Code 10-7-2-1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 14, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.

- 2. Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on March 15, 2024.
- 3. On Thursday, March 14, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Northside Automotive, is seeking approval of a special use permit for motor vehicle repair and/or service. They wish to "complete body work on higher end vehicles without the need to store vehicles outside." The property is currently within an I-2 General Industrial District, where motor vehicle repair and/or service are allowed with a special use permit. The site is .31 acres.

SURROUNDING LAND USES:

	SOURCE OF THE COLOR			
	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville
North	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville
South	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville
East	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville
West	I-2	Industrial	Commercial/Industrial Flex	Village of Bensenville

DEPARTMENT COMMENTS:

S <i>UPPORTS TH</i>	EF	<i>OLLOWING APPLICABLE VILLAGE GOALS:</i>
		Financially Sound Village
		Quality Customer Oriented Services
		Safe and Beautiful Village
		Enrich the lives of Residents
	X	Major Business/Corporate Center
		Vibrant Major Corridors

Finance:

1) Account is current and no liens.

Police:

1) No comments.

Engineering and Public Works:

- 1) The applicant will need to show the existing and proposed conditions for both stormwater and sanitary water. We are interested in floor drains, slop sink drains, etc.
- 2) A triple basin will be required for the development since an auto repair facility is being proposed, and this should be in the conditions of approval.
- 3) Please complete Wastewater User Survey.

Community & Economic Development:

Economic Development:

- 1) Fills a vacancy.
- 2) 2022 tax bill for this property was \$12,583.60. There was no vacancy exemption.
- 3) Staff does not believe the taxes will change significantly.

Fire Safety:

- 1) Fire alarm panel must be upgraded to an addressable panel.
- 2) West side of the property is for only business and employee parking.
- 3) East side of the property is for only employee parking. Customer parking is prohibited.
- 4) Working on vehicles outside of the building is strictly prohibited.
- 5) Storage of vehicles is prohibited on the exterior of the property.
- 6) Unit #1 is responsible for upkeep and maintenance on the south side of multi-tenant building.

Building:

1) If a triple catch basin is not already installed, it must be.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Commercial/Industrial Flex".
- 2) The current zoning is I-2 General Industrial District.
- 3) The applicant is seeking a special use permit for motor vehicle repair and/or service at 211 Beeline Dr Unit 1. There would be no outdoor storage of motor vehicles.
 - a. Staff is supportive of the special use permit request.

- 4) Per Village Code Section 10 7 3T Motor vehicle repair and/or service, the following regulations apply:
 - a. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - i. Location: Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
 - ii. Screening: To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
 - iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same vehicles outdoor for more than thirty (30) days.
 - b. Location for Repairs: All repairs must occur inside an enclosed building.
 - c. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
 - i. Due to the recommended condition of approval for no outdoor storage of vehicles, the above related requirements are not applicable.
- 5) Per Village Code 10 8 2 1 Off-street Parking Requirements
 - a. Maximum 2 spaces per service bay plus 1 per 300 square foot of retail space.
- 6) Per Village Code 10 8 6 Off-street Parking Dimensions
 - a. 90 degree spaces require:
 - i. 9 ft width
 - ii. 18 ft depth
 - iii. 24 ft aisle width
 - b. Parking must be stripped accordingly and requires a permit.
- 7) Per Village Code 10 8 6E Wheel Stops, Bumper Stops, And Curbing:
 - a. Wheel stops, bumper stops, and/or curbing shall be permanently and securely installed along the perimeter of parking lots to prevent vehicles from encroaching on sidewalks, landscape areas, fencing, walls, or buildings. The zoning administrator may approve an alternate configuration including the use of bollards to prevent vehicles from encroaching on pedestrian way or buildings.

Applicant Response: No comments.

APPROVAL STANDARDS FOR SPECIAL USE

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: The proposed Special Use will not endanger the health, safety, comfort, convenience and general welfare of the public. The proposed use for automotive repair is Special Use in the I-2 District. The proposed tenant will complete all body work on the interior of the building in compliance with all existing codes.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Automotive repair is compatible with all of the existing industrial users within the 211 Beeline development and is consistent with the general character of the adjacent properties which are all industrial users. There is existing truck repair and auto repair located within the 211 Beeline building within other units.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: All of the adjacent properties are improved with existing industrial users. The granting of the Special Use will have no effect on and future redevelopment, if any, of adjacent properties.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: The proposed use will not require any expansion or strain on community facilities or services to a degree that is disproportionate to normal activities in the I2 district. The granting of the Special Use Permit will also not require any new utilities, access roads, drainage or other facilities.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Under the Comprehensive Plan, the Subject Property falls under the Northern Business District. The proposed development fulfills the objective of the Bensenville Comprehensive Plan to support regional growth of existing industrial properties and the rehabilitation of the existing industrial sites. Approval of the Special Use Permit will also fulfill a goal of supporting existing property owners and wanting to fill existing vacant units with viable businesses to support the residents and tax base.

	Meets Standard	
Approval Standards for Special Use Permits	Yes	No
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
 - a. The Special Use Permit be granted solely to Northside Automotive and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
 - b. A triple catch basin must be installed.
 - c. No outdoor storage of motor vehicles is permitted.

Respectfully Submitted, Department of Community & Economic Development

The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2024, at 6:30pm in the Village Hall Board Room. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2024, at 6:30pm in the Village Hall Board Room. A representative is not required to be present for this meeting.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
<u>Motion</u>	K. Quinn	CED	4.2.24

DESCRIPTION:

CDC Case 2024-07: Consideration of a Variation, Fence in the Corner Side Yard at 352 S Church Road for the extension of a fence into the corner side yard

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	Χ	Enrich the lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
X	Safe and Beautiful Village		Vibrant Major Corridors

REQUEST:

Variation, Fence in the Corner Side Yard Municipal Code Section 10-7-4C-7a

SUMMARY:

- 1. The Petitioner, Jay Adkins, is seeking approval of a variation in order to construct a fence in the corner side yard of their property.
- 2. The proposed fence is a 5-foot solid vinyl fence with an additional foot of lattice.
- 3. The proposed fence will extend 24' south towards 2nd Avenue, running 70' parallel to 2nd Avenue.
- 4. The proposed fence does not impact the west adjacent property driveway sight vision triangle.

RECOMMENDATION:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Fence in the Corner Side Yard at 352 S Church Rd with the following conditions:
 - 1. Fence shall be setback 1 foot from the south (2nd Avenue) property line, as shown in plans;
 - 2. Fence shall be 5 feet high with an additional 1 foot of lattice, as proposed by the applicant.

ATTACHMENTS:

Upload Date	Type
3/26/2024	Cover Memo
3/26/2024	Backup Material
3/28/2024	Executive Summary
	3/26/2024 3/26/2024 3/26/2024 3/26/2024 3/26/2024 3/26/2024 3/26/2024 3/26/2024



Community Development Commission
Public Hearing 4.02.24

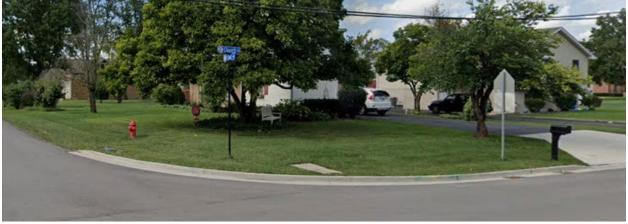
CDC Case #2024 - 07

Jay & Heather Adkins 352 S Church Rd

Variation, Fence in the Corner Side Yard Municipal Code Sections 10 – 7 – 4C – 7a

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans







Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 2, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 07 to consider a request for:

Variation, Fence in the Corner Side Yard Municipal Code 10 - 7 - 4C - 7A

At 352 S Church Road is an existing R-3 Single-Unit Dwelling District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Description is as follows:

LOT 3 IN VOLK BROTHERS SECOND ADDITION TO EDGEWOOD, IN THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926, AS DOCUMENT 213086, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 352 S. Church Road, Bensenville, Illinois 60106.

Jay Adkins of 352 S. Church Road, Bensenville, Illinois 60106 is the owner and the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 2, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT MARCH 14, 2024

	For Office Use Only	
Date of Submission:	MUNIS Account #: 13772 CDC Case #:	

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 352	S CHURCH	RO
Property Index Number(s	(PIN): 03Z310°	010
A. PROPERTY OWN	ER:	
TAY & HEAT	HER ADKINS	
Name 352 S C	HER ADKINS Corporation (if applicab) HURCH RD	le)
Street		
City JAY ADKIN	5 (630) 408.	60106 Zip Code -3037 JEASHFANIZA AOL. CON Email Address
Contact\Person	Telephone Number	Email Address
*If Owner is a Land T B. APPLICANT:	Trust, attach a list of the names an	ad addresses of the beneficiaries of the Trust.
Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address
Site Plan I Special Us Variation Administr	se Permit ative Adjustment ext or Map Amendment opeal odivision	SUBMITTAL REQUIREMENTS: Affidavit of Ownership** (signed/notarized) Application** Approval Standards** Plat of Survey/Legal Description Site Plan Building Plans & Elevations Engineering Plans Landscape Plan

Brief Description of Request(s): (Submit separate sheet if necessary)

	Brief Description of Request(s). (Submit separate sneet if necessary)
_	EXTEND CURRENT BACKY ARD FENCE FURTHER
	SOUTH TO THE CORNER SIDE YARD
C.	PROJECT DATA:
1.	General description of the site: SINGVE FAMILY HOUSE (TUL)
2.	Acreage of the site:Building Size (if applicable):
3.	Is this property within the Village limits? (Check applicable below) Yes No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
1.	List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	2-3	Single Family Residence	Village of Bensenville
North:	Z-3	Single Family Residence	l /
South:	2-3		Village of Bensenville
East:	2-3		Village of Bensenville
West:	NA	NIASF Residential	Uninderp. Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

□ Approval Standards For Site Plan Review

- 1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
- 2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
- 3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
- 4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
- 5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
- 6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
- The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
- 8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Special Uses

- 1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- 2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
- The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Variations

- 1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Administrative Adjustment

- 1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
- The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
- 6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Zoning Text or Map Amendments

- 1. Approval standards for text amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - c. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
- 2. Approval standards for map amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
 - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
 - d. The proposed amendment addresses the community need for a specific use.
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Planned Unit Developments

- A. The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
- B. The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
- C. The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
- D. The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
- E. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
- F. The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

APPLICATION FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REOUIRED	000
Variation for Residential Use	\$100
Annexation Petition	\$250
Appeal of Director	\$500
Comprehensive Plan Map Amendment	\$500
Comprehensive Plan Text Amendment	\$500
Plat of Subdivision	\$500
Special Use Permit	\$500
Variation for Nonresidential Use	\$500
Zoning Map Amendment	\$500
Zoning Text Amendment	\$500
Planned Unit Development	\$750
PUD Amendment	\$500

Processing Fees: \$200

The Staff will provide, as a service to the applicant, the following as legally required:

- Publish the required legal notice in local publication
- Post a public hearing sign on the property visible from the public way
- Mail the legal notice to each property owner within 250 feet of the applicant property

Any required Recording of Documents will be the responsibility of the applicant with fees Assessed by the County.

Application fees are non-refundable and payment does not constitute approval of project

In cases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat are being requested simultaneously one fee is collected.

Reimbursement of Fees: In addition to the fixed fee(s) provided above, the petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant shall liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Petitioner/Applicant

Date

February 26, 2024

From:

Jay & Heather Adkins 352 S Church Road Bensenville, IL 60106

To:

Village of Bensenville C/O: Community Development Commission 12 S Center Street Bensenville, IL 60106

Dear Village of Bensenville,

We, Jay & Heather Adkins, residing at 352 S Church Road of the Village of Bensenville, Illinois, USA request variance pertaining to Village of Bensenville code in an effort to extend our backyard fence further south into the corner side yard.

This proposed variation will not endanger the health, safety, comfort, convenience and general welfare of the public. Furthermore, this proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation. The proposed variation alleviates the hardship of containing small children and pets from venturing towards the street into harms way. The proposed variation is necessary due to the unique physical attributes of our property, being the busy vehicular traffic on the cross streets that border our property. The proposed variation represents the minimum deviation from the regulations of this title necessary to extend our backyard fence further south into the corner side yard. The proposed variation has proven to be consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

The variance that we seek includes the extension of the 6 foot vinyl fence already erected in our backyard to extend further south so that the extension of the fence stays at least a foot off the property line on 2nd Avenue and the last foot in the corner side yard to be furnished with lattice.

We appreciate your thoughtful consideration in request of this variance.

Sincerely,

Jay & Heather Adkins

STATE OF ILLINOIS))SS. COUNTY OF DUPAGE AND COOK)
AFFIDAVIT OF OWNERSHIP I JAY ASKINS the undersigned Affiant, being first duly sworn, on oath states:
 That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein; That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property; That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained; This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and, Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury. WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this
Signature
SUBSCRIBED and SWORN to
before me this 26th day of, February, 2024.
Moi B. Lin Notary Public MARIA B FLORES Official Seal Notary Public - State of Illinois My Commission Expires Sep 24, 2025

February 26, 2024

From:

Jay & Heather Adkins 352 S Church Road Bensenville, IL 60106

To:

Village of Bensenville C/O: Community Development Commission 12 S Center Street Bensenville, IL 60106

Dear Village of Bensenville,

We, Jay & Heather Adkins, residing at 352 S Church Road of the Village of Bensenville, Illinois, USA request variance pertaining to Village of Bensenville code in an effort to extend our backyard fence further south into the corner side yard.

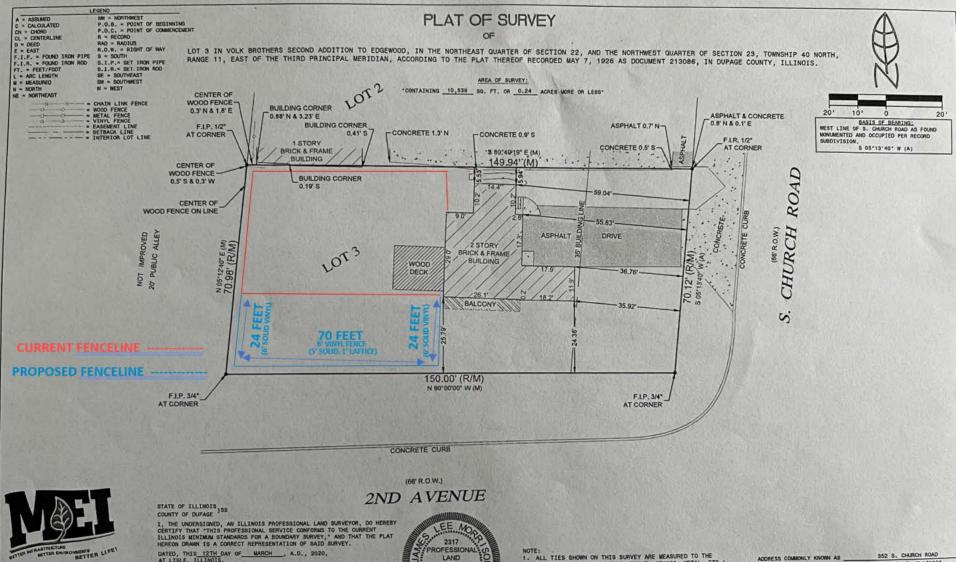
This proposed variation will not endanger the health, safety, comfort, convenience and general welfare of the public. Furthermore, this proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation. The proposed variation alleviates the hardship of containing small children and pets from venturing towards the street into harms way. The proposed variation is necessary due to the unique physical attributes of our property, being the busy vehicular traffic on the cross streets that border our property. The proposed variation represents the minimum deviation from the regulations of this title necessary to extend our backyard fence further south into the corner side yard. The proposed variation has proven to be consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

The variance that we seek includes the extension of the 6 foot vinyl fence already erected in our backyard to extend further south so that the extension of the fence stays at least a foot off the property line on 2nd Avenue and the last foot in the corner side yard to be furnished with lattice.

We appreciate your thoughtful consideration in request of this variance.

Sincerely,

Jay & Heather Adkins



Morris Engineering, Inc. Phone: (630) 271-0770 FAX: (630) 271-0774

515 Warrenville Road, Lisle, IL 60532 WEBSITE: WWW.ECIVIL.COM

DATED, THIS 12TH DAY OF MARCH , A.D., 2020, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317 LICENSE EXPIRATION DATE NOVEMBER 30, 2020 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



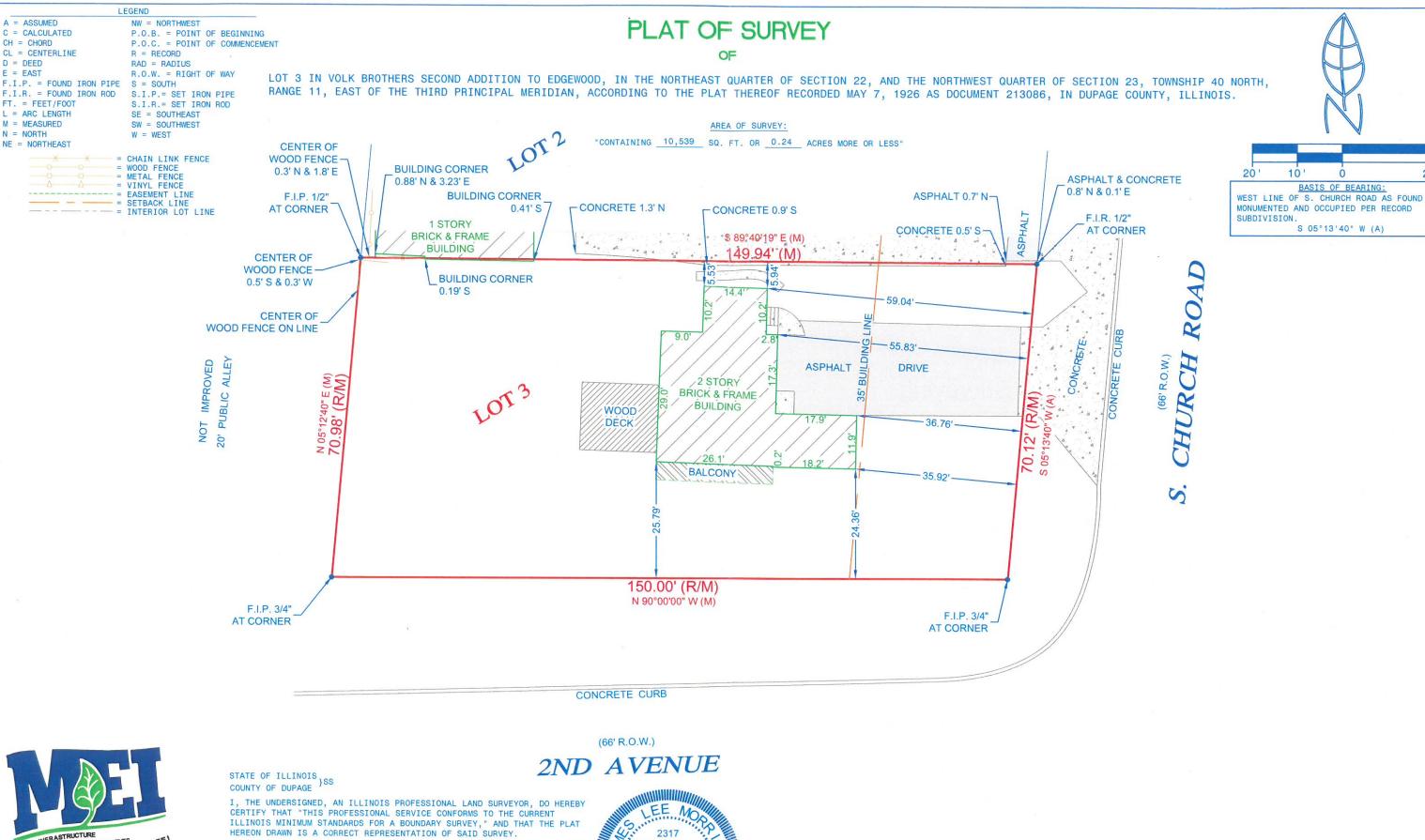
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.

2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON. 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.

4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS	352 S. CHURCH ROAD
ADDRESS COMMONET TOTAL	BENSENVILLE, ILLINOIS
CLIENT ANA M.	MENCINI & ASSOCIATES
FIELDWORK DATE (CREW)	03/11/2020 (MM/J8)
DRAWN BY: R.S. REVISED:	JOB NO. 20-03-0098





ADDRESS COMMONLY KNOWN AS

DRAWN BY: R.S. REVISED:

352 S. CHURCH ROAD BENSENVILLE, ILLINOIS

20-03-0098

JOB NO.

ANA M. MENCINI & ASSOCIATES

10

BASIS OF BEARING:

S 05°13'40" W (A)

20

CLIENT 03/11/2020 (MM/JB) FIELDWORK DATE (CREW)

INFRASTRUCTURE BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc. 515 Warrenville Road, Lisle, IL 60532 Phone: (630) 271-0770

FAX: (630) 271-0774 WEBSITE: WWW.ECIVIL.COM DATED, THIS 12TH DAY OF MARCH AT LISLE, ILLINOIS

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ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT

ANY DISCREPANCIES TO SURVEYOR AT ONCE. 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.



STAFF REPORT

HEARING DATE: April 2, 2024 **CASE #:** 2024 – 07

PROPERTY: 352 S Church Rd

PROPERTY OWNER: Jay Adkins
APPLICANT Same as above
SITE SIZE: 0.24 Acres

BUILDING SIZE: N/A

PIN NUMBER: 0323105010

ZONING: R-3 Single-Unit Dwelling District **REQUEST:** Variation, Fence in the Corner Side Yard

Municipal Code Section 10 – 7 – 4C – 7a

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 14, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.

- 2. Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on Friday, March 15, 2024.
- 3. On Thursday, March 14, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Jay Adkins, is seeking approval of a variation in order to construct a fence in the corner side yard of their property. The proposed fence is a 5-foot solid vinyl fence with an additional foot of lattice. The proposed fence will extend 24' south towards 2nd Avenue, running 70' parallel to 2nd Avenue. The proposed fence does not impact the west adjacent property driveway sight vision triangle.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	R-3	Residential	Single Family Residential	Village of Bensenville
North	R-3	Residential	Single Family Residential	Village of Bensenville
South	R-3	Residential	Single Family Residential	Village of Bensenville
East	R-3	Residential	Single Family Residential	Village of Bensenville
West	R-4	Residential	N/A	Unincorporated DuPage County

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:		
Financially Sound Village		
Quality Customer Oriented Services		
X Safe and Beautiful Village		
X Enrich the lives of Residents		
Major Business/Corporate Center		
Vibrant Major Corridors		
Finance: 1) U/B account is up to date and no liens.		
Police: 1) No comments.		
Engineering and Dublic Works		

Engineering and Public Works:

1) No comments.

Community & Economic Development:

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Single Family Residential" for this property.
- 2) The current zoning is R-3 Single-Unit Dwelling.
- 3) The Petitioner is seeking approval of a variation to construct a fence in the corner side yard of their property. The proposed fence is 5-foot-high solid vinyl with an additional foot of lattice.
- 4) Per Village code Section 10-7-4C-7 the following regulations apply to fences and walls:

- a. Location: In all zoning districts, fences and walls are allowed in the interior side yard and rear yard.
 - i. The petitioner is requesting a variation from this requirement. The fence is proposed to extend into the corner side yard of the property, on the 2nd Avenue side, roughly 1 foot off the property line.
 - ii. Staff is supportive of this variation request.
- b. Height: The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall. Residential And Commercial Districts: In Residential and Commercial Zoning Districts, the maximum height of a fence or wall shall be six feet (6').
 - i. The proposed fence is 5 feet high with 1 foot of lattice, which does not exceed the maximum height requirements.
- c. Per the proposed plans, the applicant is proposed to extend the fence 24 feet south of the existing fence post, leaving it roughly 1 foot from the 2nd Avenue property line. It would then run 70 feet parallel to the 2nd Avenue before running north 24 feet, connecting with the southwest corner of the home.
- d. In the past variations granted to allow corner side yard fences were done so with the condition that there shall be 1 foot of lattice atop the 5 feet of solid material. The proposal meets this standard.
- e. The proposed fence does not come within the 10-foot x 10-foot sight vision triangle, either on the applicant's or the neighboring properties.
- f. Traditionally, staff recommends that the fence be setback from the sidewalk within the public Right-of-Way to ensure that the there is ample spacing between the sidewalk and the fence.

Applicant Response: No comments.

APPROVAL STANDARDS FOR VARIATIONS:

1. **Public Welfare:** The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: This proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. Compatible with Surrounding Character: The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

Applicant's Response: This proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship**: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

Applicant's Response: The proposed variation alleviates the hardship of containing small children and pets from venturing towards the street into harm's way.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Applicant's Response: The proposed variation is necessary due to the unique physical attributes of our property, being the busy vehicular traffic on the cross stress that border our property.

5. **Minimum Deviation Needed**: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

Applicant's Response: The proposed variation represents the minimum deviation from the regulations of this title necessary to extend our backyard fence further south into the corner side yard.

6. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed variation has proven to be consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Fence in the Corner Side Yard	Meets Standard	
Approval Standards for Variations	Yes	No
Public Welfare	X	
Compatible with Surrounding Character	X	
Undue Hardship	X	
Unique Physical Attributes	X	
Minimum Deviation Needed	X	

RECOMMENDATIONS:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation, Fence in the Corner Side Yard at 352 S Church Rd with the following conditions:
 - a. Fence shall be setback 1 foot from the south (2nd Avenue) property line, as shown in plans;
 - b. Fence shall be 5 feet high with an additional 1 foot of lattice, as proposed by the applicant.

Respectfully Submitted,

Department of Community & Economic Development

The meeting for the Village of Bensenville CDC Public Hearing will take place on Tuesday, April 2, 2024. A representative must be present for this meeting. The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2023. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2023. A representative is not required to be present for this meeting.

TYPE: SUBMITTED BY: DEPARTMENT: DATE:
K. Quinn CED 4.2.24

DESCRIPTION:
CDC Case 2024-08: Consideration of a Special Use Permit (Day Care Center) at 1347 Irving Park Road

<u>SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:</u> <u>SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:</u>

Financially Sound Village

Quality Customer Oriented Services
Safe and Beautiful Village

X Enrich the lives of Residents
X Major Business/Corporate Center
X Vibrant Major Corridors

REQUEST:

Special Use Permit, Day Care Center Municipal Code Section 10-7-2-1

SUMMARY:

- 1. The Petitioner, Primavera School, represented by Rocio Olvera, is requesting approval of a Special Use Permit for a day care center at 1347 W Irving Park Rd.
- 2. The site is currently a vacant lot of roughly .45 acres.
- 3. The building size is projected to be 8,000 square feet.
- 4. No variances are sought at this time.

RECOMMENDATION:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Day Care Center at 1347 W. Irving Park Rd with the following conditions:
 - a. The Special Use Permit be granted solely to Primavera School and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
 - b. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and County approvals and licenses.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	3/26/2024	Cover Memo
Aerial & Zoning	3/26/2024	Backup Material
Legal Notice	3/26/2024	Backup Material
Application	3/26/2024	Backup Material
Approval Standards	3/26/2024	Backup Material
Site Plan	3/26/2024	Backup Material
Plat of Survey	3/26/2024	Backup Material
Staff Report	3/28/2024	Executive Summary



Community Development Commission Public Hearing 4.02.24

CDC Case #2024 - 08

Rocio Olvera, Primavera School 1347 W Irving Park Rd

Special Use Permit, Day Care Center

Municipal Code Sections 10 - 7 - 2 - 1

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans







Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 2, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 08 to consider a request for:

Special Use Permit, Day Care Center Municipal Code 10 – 7 – 2 – 1

At 1347 Irving Park Road is an existing C-2 Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

LOTS 1 AND 2 IN BEN DALE RESUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 AND THE SOUTH ½ OF VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS IN BLOCK 47 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDICISION RECORDED MAY 24, 1988 AS DOCUMENT R88-53077, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1347 W. Irving Park Road, Bensenville, IL 60106

De Astis Partners Inc. LLC is the owner of the subject property and Rocio Olvera of Primavera School is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 2, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT MARCH 14, 2024



COMMUNITY DEVELOPMENT COMMISSION

DEVELOPMENT REVIEW PROCESS

PROCESS SUMMARY AND TIMELINE

1. Application Submittal and Requirements

Prior to submitting an application, it is suggested that applicants meet with the Community and Economic Development Staff to review the application requirements and procedures. Incomplete applications cannot be accepted and/or processed. All questions regarding the request should be directed to the Community and Economic Development Department at (630) 350-3413.

2. Village Staff Review & Recommendations

- 1. Village Staff will transmit the complete application to Village Departments for their review.
- 2. The Village Staff then prepares a Staff report that is sent to the applicant.
- 3. The applicant shall respond to the Staff report either by making requested/required revisions or stating why such revisions should not be made.
- 4. Upon resubmittal the applicant's responses will be reviewed by the Village Departments.
- 5. Final Staff report and recommendation is prepared.
- 6. Only after this final Staff report and recommendation are complete can a Public Hearing date be scheduled and the public review portion of the process begins.

3. Public Review & Decision

There are three distinct sections to the Public Review; the Public Hearing before the CDC, the Village Board Committee of the Whole (COW) meeting, and the full Village Board meeting. All fees and Village Staff services associated with the Public Review can be found on the attached fee schedule. Not less than 15 days nor longer than 30 days prior to the Public Hearing a three-pronged notice approach is required:

- 1. The Village publishes a Legal Notice of the Public Hearing in a local newspaper. The cost is deducted from the application fees.
- 2. The Village will provide written notice to owners of record within 250' (exclusive of Rights Of Way). These written notices are sent via first-class mail by Village Staff. Village Staff will then complete the Certificate of Mailing Affidavit for the application. The cost of the mailing will be deducted from the application fees.
- 3. The Village posts the notice of Public Hearing sign(s) on the property. A small fee to be deducted from the application fees.

A) CDC Public Hearing & Non-binding Recommendation

The CDC conducts the Public Hearing on the 1st Tuesday evening of the month at <u>6:30 PM</u>. The applicant, municipal Staff and general public will make presentations, written comments are also accepted. At the close of the Public Hearing, the CDC discusses the request and then makes Findings of Fact and a <u>non-binding</u> recommendation to the Village President and Board of Trustees.

B) Village Board Committee Of the Whole

The Committee Of the Whole meets on the 3rd Tuesday evening of the month at <u>6:30 PM</u>. The committee reviews the application, Staff report Findings of Fact and recommendation from the CDC. The applicant should be present at this meeting to answer any questions or make a brief presentation if necessary. The COW will vote on the application and forward the vote to the full Village Board or remand the request back to the CDC for additional discussion.

C) Village Board

The full Village Board has the final decision making authority on the application. Our Village Board meets the 2nd and 4th Tuesday evening of the month at <u>6:30 PM</u>. A draft Ordinance is prepared by Staff for the Village Board's review and consideration. The Board will discuss the request and vote on the Ordinance. The Village Clerk will forward a copy of the approved Ordinance to you in the weeks following the Village Board meeting.

For Office Use Only			
Date of Submission:	MUNIS Account #:	CDC Case #:_	

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address:		
Property Index Number(s) (PIN):		
A. PROPERTY OWNER:		
Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address
B. APPLICANT: [Name Street	Check box if same as Corporation (if applicable)	owner
City	State	Zip Code
Contact Person	Telephone Number	Email Address
B. ACTION REQUESTED Site Plan Review Special Use Permit Variation Administrative Adju Zoning Text or Map Zoning Appeal Plat of Subdivision Annexation Planned Unit Development	ustment o Amendment opment*	SUBMITTAL REQUIREMENTS: Affidavit of Ownership** (signed/notarized) Application** Approval Standards** Plat of Survey/Legal Description Site Plan Building Plans & Elevations Engineering Plans Landscape Plan Tree Preservation and Removal Plan Application Fees Fees agreement**

^{**}Item located within this application packet.

C. PROJECT DATA: 1. General description of the site: 2. Acreage of the site: 3. Is this property within the Village limits? (Check applicable below) Yes No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements. 4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	Commerical	none	Bensenville
North:	Residential	Residential home	Bensenville
South:	Commerical	Asti Deli, Comic book store	Bensenville
East:	Commerical	Family Dentist	Bensenville
West:	Commerical	Residential Apartments	Bensenville

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

■ Approval Standards For Site Plan Review

- 1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
- 2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
- 3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
- 4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
- 5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
- 6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
- 7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
- 8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

▼ Approval Standards for Special Uses

- 1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- 2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
- 5. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

We meet/ agree to the above mentioned approval standards and will abide.

☐ Approval Standards for Variations

- 1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Administrative Adjustment

- 1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
- 3. The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
- 6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Zoning Text or Map Amendments

- 1. Approval standards for text amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - c. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
- 2. Approval standards for map amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
 - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
 - d. The proposed amendment addresses the community need for a specific use.
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Planned Unit Developments

- A. The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
- B. The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
- C. The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
- D. The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
- E. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
- F. The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

APPLICATION FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REOUIRED	FEE
Variation for Residential Use	\$100
Annexation Petition	\$250
Appeal of Director	\$500
Comprehensive Plan Map Amendment	\$500
Comprehensive Plan Text Amendment	\$500
Plat of Subdivision	\$500
Special Use Permit	\$500
Variation for Nonresidential Use	\$500
Zoning Map Amendment	\$500
Zoning Text Amendment	\$500
Planned Unit Development	\$750
PUD Amendment	\$500

Processing Fees: \$200

The Staff will provide, as a service to the applicant, the following as legally required:

- Publish the required legal notice in local publication
- Post a public hearing sign on the property visible from the public way
- Mail the legal notice to each property owner within 250 feet of the applicant property

Any required Recording of Documents will be the responsibility of the applicant with fees Assessed by the County.

Application fees are non-refundable and payment does not constitute approval of project

In cases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat are being requested simultaneously one fee is collected.

Reimbursement of Fees: In addition to the fixed fee(s) provided above, the petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant shall liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Petitioner/Applicant

February 26, 2024

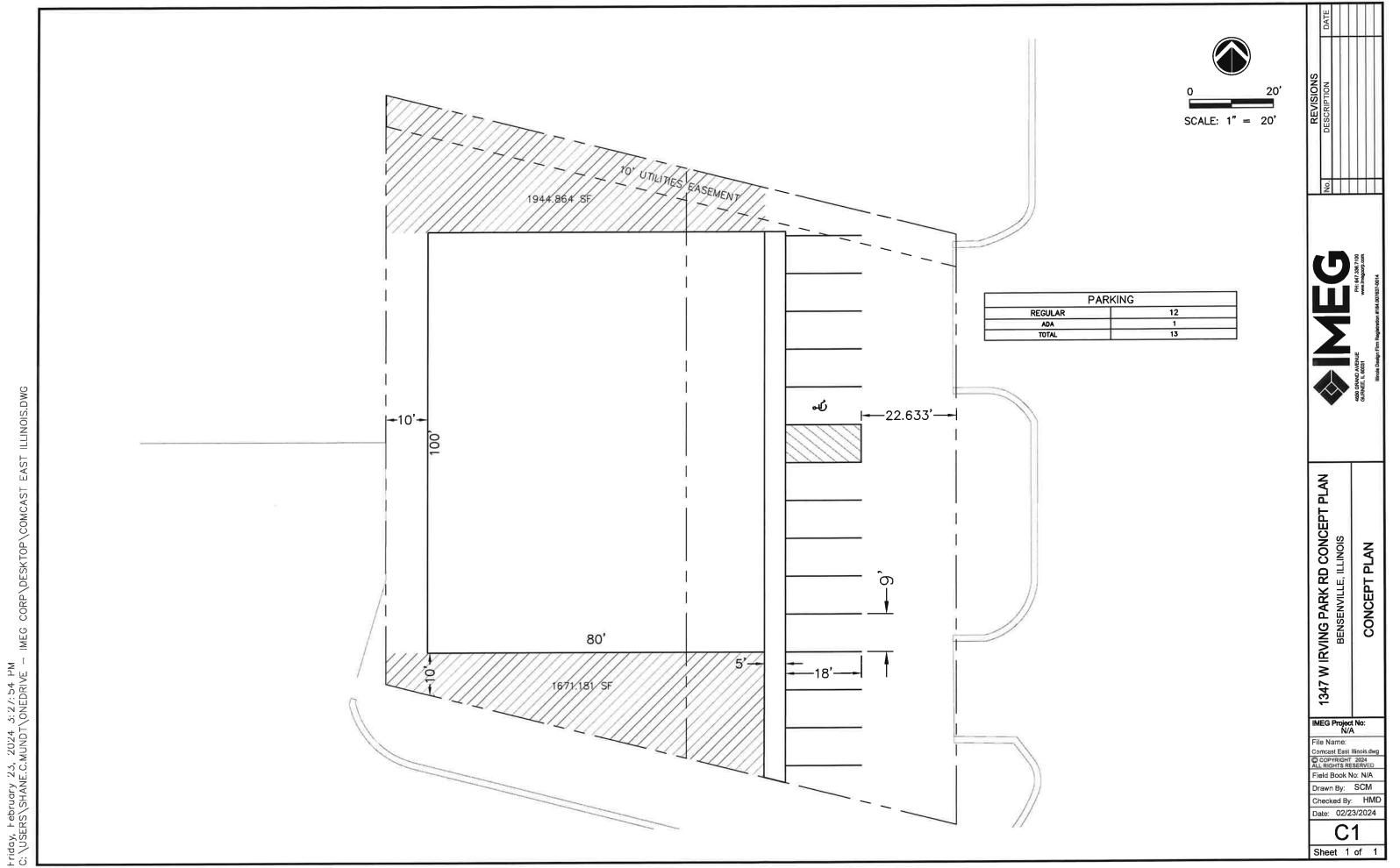
Date

STATE OF ILLINOIS)
COUNTY OF DUPAGE AND COOK)SS.)
AFFIDAV	VIT OF OWNERSHIP
Ioath states:	the undersigned Affiant, being first duly sworn, on
	the representations and statements made herein, and has reds of ownership and such other information as is required to as herein:
2. That the owner(s) and contract purchaser	(s), if any, as set forth on the Petition attached hereto
is (are) the owner(s) of record and contra3. That all consents to the attached Petition	required of lenders or of others holding an interest in the
property have been obtained;	
	induce the Village of Bensenville, without further inquiry rely on said statements and representations and to process attached hereto; and.
5. Affiant is aware of and has been advised	that any false statement set forth in this Affidavit of all sanctions for perjury, punishable as provided by the
IN WITNESS WHEREOF, the undersigned	d has executed this Affidavit of Ownership this
day of,	
	De Ost.
	Signature
SUBSCRIBED and SWORN to	
before me thisday of,	·
Notary Public	
•	

STATE OF ILLINOIS)
COUNTY OF DUPAGE AND COOK))SS.
AFFIDAVIT OF OWNERSHIP
I
1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
 That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
 Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.
IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this
20day of, Feb
Signature
SUBSCRIBED and SWORN to
Notary Public "OFFICIAL SEAL" DAVID R. SCHLUETER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/1/2027

- Our childcare center (Primavera School) will not endanger the health, safety, comfort, convenience and general welfare of the public.
- 2. Our childcare center (Primavera School) is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 3. Our childcare center (Primavera School) will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 4. Our childcare center (Primavera School) will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
- 5. Our childcare center (Primavera School) is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

-Rocio Olvera



CONSULTING SPIEWAK

PROFESSIONAL DESIGN FIRM LICENSE 1030 W. HIGGINS RD. SUITE 218 PARK RIDGE, IL 60068 NO.:184.006518

phone: (773) 853-2672 phone: (630) 351-9489 andrew@landsurveyors.pro www.landsurveyors.pro

ANDREW SPIEWAK LAND SURVEYOR, INC.

LOTS 1 AND 2 IN BEN DALE RESUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 AND THE SOUTH 1/2 OF VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS IN BLOCK 47 OF THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 24, 1988 AS DOCUMENT R88—53077, IN DUPAGE COUNTY, ILLINOIS. THE C

AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

CONCRETE CURB CONCRETE CONCRETE APRON CONCRETE WALK соискете рекои 440.38 MEAS. , a CONCRETE WALK . PUBLIC ALLEY ·64.0.01 4 669294 045 พล 66.10 REC. P UTILITIES PER DOC. 66.17 REC. VACATED LOT LOT 2 RESUBDIVISION a . 4 03-CONCRETE DRIVEWAY P.I.N -20 FT. AD ROAD RO WEAS. RESERVED FOR FOSS MEAS PARK W. IRVING IPA BENSENVILLE, DEED & ME JEED & 139. 140.37 REC. VACANT જ 03-15-214-044 VACATED AND EASEMENT R W. IRVING 1347 7.35 SW-LY 73.61 REC. LOT NE-LY F. 1.63 NE-1 IRON ROD FOUND 0.30 E. & ON LINE 0.29 NE-LY PIN CONCRETE, WALK . . ALLEY EDGE OF 0.32 E. BILLBOARD 1.87 W. ILLBOARD 0.89 W. REC. & MEAS. c 045 sq. ft. 140'32 ; ;-1347 W. IRVING PARK RD. BENSENVILLE, IL 60106 P.I.N. 03-15-214-044 & 04 LAND AREA ± 19,033 sq. , 1 \$10RY BŘICK #425 E. IRVING PAŘK RD. WOOD DALE, IL V. CONCRETE % 89.2.8 ALLEY PAVEMENT 0.73 E. BLACKTOP PARKING AREA 0.41 E. BLACKTOP APRON IRON ROD FOUND SW-LY & 0.50 E. BLACKTOP PARKING AREA 44, COMMONLY KNOWN 20 FT. PUBLIC (CONORETE) P IRVING PARK BLVD. ADDITION TO WOOD DALE Legend H. O. STONE & COMPANY'S 2nd 9.99

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STATE OF ILLINOIS) COUNTY OF COOK) S.S

- C.= RECORD
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 O IRON PIPE SET
- CROSS FOUND & SET

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TRELLA AUTO TECH LLC NICOLA VENTRELLA COMPANY OR ORGANIZATION: ORDERED BY:

S CHECKED BY: DRAWN BY:

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SURVEYED BY:

022-23

PROJECT No:

BY (WML)MY] I. I. I. II WCML)VY ILLINOIS PROFESSIONAL LAND SURVEYOR ANDRZEJ F. SPIEWAK LICENSE No. 035.003178 LICENSE EXPIRES 11730/2024

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATIO LICENSE NO. 184,006518 EXPIRES 04/30/2023

A.D. 20 23. A.D. 20 23.

FEBRUARY FEBRUARY

DAY OF DAY OF F

FIELD WORK WAS COMPLETED ON 10th CHICAGO, ILLINOIS, DATE OF PLAT 11th

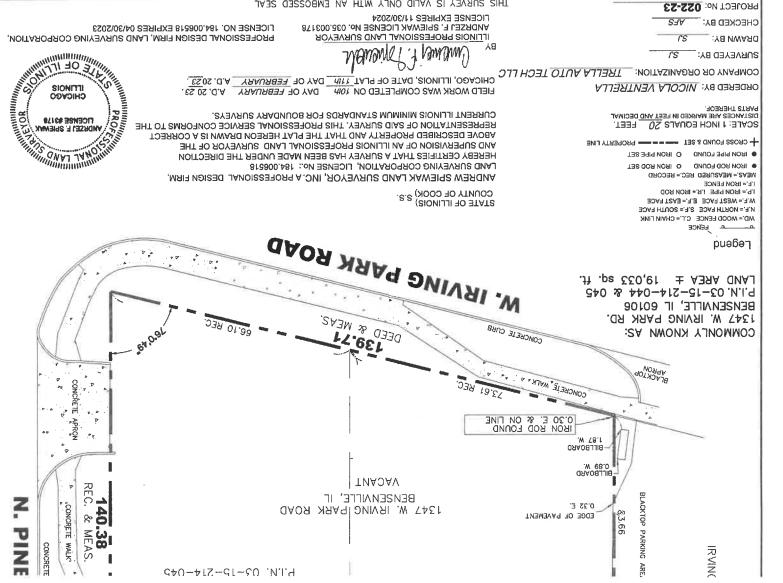
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WAL LAND TEOF IL ADRZEJ F. SPIEW LICENSE #3178 CHICAGO PROF

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERIXISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

VALID ONLY WITH AN EMBOSSED

O. STONE ARK BLVD. AZI L TO1 CONC. 0.55 E. WALK CONCRETE **T 21** E & COMPANY'S 2nd D. ADDITION TO WOOD DALE '0'41 E-BLACKTOP BLACKTOP "M'E" 0'25 E" EDGE OF PAYEMENT 9.99 SW-LY & 0.50 E. CONCRETE EOSS KESUBDIVISION (CONCRETE) ALLEY" AND ARE AS DOCUMENT R88-53077, IN DUPAGE COUNTY, ILLINOIS. PARK MANOR, BEING A SUBDIVISION RECORDED MAY 24, 1988 TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 24, 1988 NA P RELATED TO FOLS IN BLOCK 47 OF THE FIRST ADDITION TO PERCY WLSON'S IRVING andrew@landsurveyors.pro AND THE SOUTH 1/2 OF VACATED ALLEY NORTH OF AND ADJOINING SAID www.landsurveyors.pro LOTS 1 AND 2 IN BEN DALE RESUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 phone: (773) 853-2672 phone: (630) 351-9489 TRUE OR MAGNETIC NORTH. PARK RIDGE, IL 60068 АИДВЕМ SPIEWAK LAND SURVEYOR, INC. 1030 W. HIGGINS RD. SUITE 218 812900.481:.ON **PLAT OF SURVEY** PROFESSIONAL DESIGN FIRM LICENSE SPIEWAK CONSULTING



THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



STAFF REPORT

HEARING DATE: April 2, 2024 **CASE #:** 2024 – 08

PROPERTY: 1347 Irving Park Rd

PROPERTY OWNER: De Astis Partners Inc. LLC

APPLICANT Rocio Olvera SITE SIZE: .45 acres

BUILDING SIZE: Proposed ~8,000 SF

PIN NUMBERS: 03-15-214-045 & 03-15-214-044

ZONING: C-2 Commercial District

REQUEST: Special Use Permit, Day Care Center

Municipal Code Section 10-7-2-1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 14, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.

- 2. Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on Friday, March 15, 2024.
- 3. On Thursday, March 14, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Primavera School, represented by Rocio Olvera, is requesting approval of a Special Use Permit for a day care center at 1347 W Irving Park Rd. The site is currently a vacant lot of roughly .45 acres. The building size is projected to be 8,000 square feet. No variances are sought at this time.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C-2	Vacant	Local Commercial	Village of Bensenville
North	R-3	Single Family Residential	Single-Family Residential	Village of Bensenville
South	C-2	Commercial	Local Commercial	Village of Bensenville
East	C-2	Commercial	Local Commercial	Village of Bensenville
West	C-2	Commercial	N/A	Village of Wood Dale

DEPARTMENT COMMENTS:

SUPPORTS THE	FOLLOWING APPLICABLE VILLAGE GOALS:
	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
X	Enrich the lives of Residents
	Major Business/Corporate Center
X	Vibrant Major Corridors
Finance:	
1) Inactive U/	B account.
Police:	
1) No comme	nts.

Engineering and Public Works:

- 1) Stormwater Detention: Article 15-72. A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet. The entire parcel is only 19,034 SF, so this project does not appear to trigger detention requirements, but this will be confirmed in engineering review if approved.
- 2) Best Management Practices: Section 15-63 of the DCSFPO states that on-site postconstruction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon a comparison of the existing conditions in prior aerial photos, the site has been empty since at least 2006. The proposed development will result in a net impervious area of 90% of the parcel, or approximately 17,130 SF. In accordance with DCSFPO, PCBMPs will be required for this proposed development.
- 3) Sediment & Erosion Control: The construction area (disturbed area) appears to be less than 1 acre. A National Pollutant Discharge Elimination System (NPDES) permit is not required for discharge of storm water. However, all erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.
- 4) Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0079J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of South Unnamed Creek (DPWL) located approximately 3,600 feet southeast of the site with an elevation of +/-666. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.
- 5) Wetlands and Buffers: It does not appear there are wetlands or wetland buffers on the site.
- 6) Permits: The proposed improvement will require Stormwater Management Certification. Since no impacts are proposed to Special Management Areas, the submittal does not require submittal to the DuPage County Stormwater for review and certification.
- 7) Plat of Survey: It looks like the Wood Dale building to the west is encroaching on the subject property by a considerable amount. If this property is to be developed, there should be a legal remedy for this problem, otherwise it could become a point of contention in the future. Examples could include an easement, a realignment of the property line, or a requirement to demolish the building. This needs to be rectified as part of this redevelopment.

- 8) A plat of consolidation will be required. All existing and proposed easements shall be clearly depicted. A Storm Water Management Easement will be required over any BMP, detention, or storm facility constructed on site.
- 9) Any work in the Irving Park Road right-of-way will require a permit from the Illinois Department of Transportation (IDOT).
- 10) The development will need to remove and/or reconstruct the appropriate curb cuts and driveway entrances to Pine Lane, depending on the location of the final entrance on the final approved site plan.
- 11) The site contained buildings on it at one time, and I am unsure what the use was. The existing water and sewer services for those buildings cannot be reused and the developer will need to disconnect any old services back at the mains and install new services as part of this development. For reference, water mains are located on both Irving Park Road and Pine Avenue; Sanitary main is located on Pine Lane.
- 12) A grease trap will be required if the facility will be cooking food as part of their operations.

Community & Economic Development:

Economic Development:

- 1) Vacant land is currently being taxed minimally at \$6,421.34.
- 2) A similarly sized new commercial building on Irving Park Road produced over \$36,000 in property taxes in 2022.

Fire Safety:

- 1) New building will require a fire alarm system.
- 2) New building will require a sprinkler system.
- 3) New building will require approval from IDPH.

Building:

1) No comments at this time.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Local Commercial" for this property.
- 2) The current zoning is C-2 Commercial District.
- 3) The Petitioner is seeking approval of a Special Use Permit for a day care center.
- 4) Per Village Code 10 11 2, Day Care Center is defined as "an establishment providing care for more than three (3) adults or children in a protective setting for less than twenty-four (24) hours per day that is not located within a residential dwelling unit. "Day care center" does not include day care programs operated by an "elementary, middle, or high school", "park", or "place of worship.""
- 5) The Village Zoning Ordinance does not have any specific use standards applied to Day Care Centers.
- 6) Per Village Code 10-6-16B-2: The following Building Façade Material regulations apply:
 - a. Allowed Materials: The following materials are allowed on any building facade: durable and natural materials, such as stone, brick, stucco, metal, concrete, burnished concrete masonry units, and non-reflective glass, unless otherwise limited by subsection B2b, "Limited Materials", of this section.
 - b. Limited Materials: The following materials may only be utilized for trim or architectural details, and shall not exceed twenty percent (20%) of the total area of any building facade: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, non-burnished concrete

- masonry units, exterior insulation and finishing systems, fiberglass, plastic, untreated wood, and mirrored glass. The painting of brick, limestone, or other natural stone is prohibited so such materials retain their natural colors.
- c. Building Details: Pedestrian-scale elements, such as decorative lighting not more than nine feet (9') in height, planters, and awnings, shall be included on any building facade fronting a public right-of-way.
- 7) Per Village Code 10-6-18-1 C-2 District Requirements: Minimum Transparency requirements are 60%.
 - a. Minimum Transparency: The amount of highly transparent, non-reflective glass required as a percentage of the total area of the street-facing ground story facades between two feet (2') and eight feet (8') above grade. Tinting of glass in excess of twenty percent (20%) is prohibited. Buildings larger than thirty thousand (30,000) square feet shall be exempt from these standards.
 - b. Staff recommends that ground floor windows are added to the street facing facades to ensure the façade transparency requirements are met.
- 8) Per Village Code Section 10-6-18-1 C-2 District Requirements: Principal entrance location shall be on the Front or corner side façade.
- 9) Per Village Code Section 10-8-1C-4 Encroachment: Parking facilities are allowed to encroach into the required front yard, corner side yard, interior side and/or rear yard, but shall be at least one foot (1') from any lot line, provided no parking lot perimeter landscape (see subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title) or buffer yard (see section 10-9-6, "Buffer Yards", of this title) is required.
 - a. Please note on plans the distance between parking facilities and the existing lot lines
- 10) Per Village Code Section 10-8-2A-2 Accessible Parking:
 - a. State Requirements: Accessible parking spaces shall be designed and provided as required by the Illinois Accessibility Code and all additional applicable laws.
- 11) Per Village Code 10 8 2 1 Off-Street Parking Requirements, 1 off-street parking stall is required for every 500 SF of GFA.
- 12) Per Village Code 10-8-6-1 Off-Street Parking Dimensions: 90-degree parking spaces shall be 9' by 18' with an aisle width of 24'.
- 13) Per Village Code 10-8-6C-2 Parking Spaces: Each parking space within a parking lot shall open directly into an aisle or driveway of sufficient width to provide adequate means of vehicular access to the parking space.
- 14) Per Village Code Section 10-8-6E Wheel Stops, Bumper Stops, And Curbing: Wheel stops, bumper stops, and/or curbing shall be permanently and securely installed along the perimeter of parking lots to prevent vehicles from encroaching on sidewalks, landscape areas, fencing, walls, or buildings.
 - a. Staff recommends showing proposed wheel stops and curbing in plans.
- 15) Per Village Code Section 10-8-6K Snow Storage: Snow storage areas shall be provided on or adjacent to all off-street parking facilities.
 - a. Obstructions: Snow shall be stored in a manner that does not restrict access, circulation, or sight lines for pedestrians or vehicles at driveways, sidewalks, or other access points. Required off-street parking spaces, driveways, access aisles, and walkways shall not be used for snow storage.
 - b. Storage In Landscape Areas: Landscape areas shall not be used for snow storage unless designed for that purpose with non- compacted soils, adequate area for snow piles, and plantings selected for salt-tolerance and durability.

- c. Storage In Stormwater Management Facilities: Snow should not be stored on top of storm drain catch basins or within stormwater management facilities.
- d. Off-Site Snow Storage: If snow storage cannot be accommodated on-site, the applicant shall make arrangements for off-site snow storage with approval from the Zoning Administrator.
- 16) Per Village Code 10 8 7 Pedestrian Circulation Systems, the following requirements apply:
 - a. General Requirement: Off-street parking and loading areas require pedestrian circulation systems to ensure the safety of pedestrians, bicyclists, and motorists. Refer to subsection D, figure 10-8-7-1, "On-Site Pedestrian Circulation", of this section.
 - b. Connections On-Site: The on-site pedestrian circulation system must connect all buildings on the site to one another and provide connections to parking facilities, bicycle parking facilities, and other outdoor areas.
 - c. Connection To Public Rights-Of-Way: The on-site pedestrian circulation system must connect building entrances to adjacent public rights-of-way along direct routes that do not involve significant out-of-direction travel.
 - d. Connection To Adjacent Areas: The on-site pedestrian circulation system must provide at least one connection to adjacent properties along a shared street frontage. Connections must provide access to existing walkways on adjacent properties, or to the likely future location of walkways on those properties. The Zoning Administrator may waive this requirement upon determining that no walkway exists, a future walkway is unlikely to exist, or such connection would create a safety hazard.
 - e. Design Standards for On-Site Pedestrian Circulation Systems: Required on-site pedestrian circulation systems must be designed in accordance with the following requirements:
 - i. The pedestrian circulation system must be paved with a minimum width of five feet (5').
 - ii. Where the pedestrian circulation system crosses driveways, drive aisles, or loading areas, it must be clearly marked by a change in grade, a change in materials, special pavers, stamped asphalt or concrete. Painted striping does not meet this requirement.
 - iii. Where the pedestrian circulation system is parallel and adjacent to a driveway or drive aisle, it must be raised at least six inches (6") above the surface of the auto travel lane surface and separated from the auto travel lane by a raised curb. The pedestrian circulation system may also include intervening landscaping, decorative bollards, or other architectural features. If bollards are present, the Zoning Administrator may permit the pedestrian circulation system to be level with the surface of the travel lane.
 - iv. A sidewalk, with a minimum width of seven feet (7'), shall be required along the full length of any building frontage containing a primary entrance that is directly abutted by a parking row, driveway, or drive aisle. Refer to figure 10-8-7-2, "Frontage Sidewalk", of this subsection.
 - v. Pedestrian circulation systems should be integrated with required parking lot landscaping in accordance with section 10-9-5, "Parking Lot Landscaping", of this title, where appropriate.
- 17) Per Village Code 10 8 8 Driveways, the following requirements apply:

- a. Location: Driveways are permitted to encroach into the required front yard, corner side yard, interior side yard and/or rear yard, but shall be at least one foot (1') from the interior side lot line, except when the driveway provides shared access for two (2) adjacent properties. Driveways shall be essentially perpendicular to the right-of-way being accessed.
- b. Quantity: One driveway per street frontage is allowed, provided that the minimum frontage requirements established in chapter 6, "Zoning District Regulations", of this title are met. Driveways shall be located at least sixty feet (60') from a signalized intersection, and thirty feet (30') from all other intersections, measured from edge of pavement. Lots with a street frontage of at least one hundred fifty (150) linear feet of frontage may incorporate one additional driveway along that frontage. On properties for which more than one driveway is permitted, the distance between the driveways shall be a minimum of fifty feet (50').
- c. Driveway Width: Driveways shall be constructed in compliance with table 10-8-8-1, "Maximum Driveway Width", of this subsection. Driveway width shall be measured at the lot line.
- d. Visibility: No building, structure, sign, or landscape element shall obstruct the area between 2.5 feet and eight feet (8') in height within the sight triangle area on each side of any driveway. Beginning at the intersection of the driveway with the lot line, the sight triangle shall be formed by measuring ten feet (10') along the lot line in the opposite direction of the driveway and ten feet (10') along the driveway in the opposite direction of the lot line, then connecting the endpoints of the lines across the subject property (refer to figure 10-8-8-1, "Visibility At Driveways", of this subsection).
- e. Turning Radii:
 - i. Multiple-Unit Dwellings and Commercial Uses: Entrances to multiple-unit dwellings and commercial uses shall have a minimum turning radii of fifteen feet (15') and a maximum turning radii of thirty-five feet (35').
 - ii. Entrances to industrial uses shall have a minimum turning radii of twenty feet (20') and a maximum turning radii of thirty five feet (35').
- f. Intersection Of Sidewalk and Driveway:
 - i. Sidewalk: In locations where a sidewalk is crossed by a driveway, the sidewalk shall be constructed of a permanent, concrete surface with a minimum width of five feet (5').
 - ii. Driveway Aprons: Driveway aprons shall not exceed the width of a driveway by more than three feet (3') on each side of the driveway. Driveway aprons shall be constructed of material as approved by the Village Engineer.
 - iii. A sidewalk shall remain level across the driveway with a running slope not to exceed the grade of the adjacent roadway, and a cross slope not to exceed two percent (2%). Refer to figure 10-8-8-2, "Sidewalk And Driveway Intersection Designs", of this subsection.
- 18) Per Village Code 10-8-8-1: Maximum two-way driveway widths for commercial uses is 26'.
- 19) Per Village Code 10-9-1D Landscape Plan: A landscape plan shall be submitted to the Village as part of any site improvement that meets the criteria of subsection B, "Applicability", of this section, and shall be approved by the Zoning Administrator. The landscape plan shall be evaluated and approved based on the standards included in this chapter.

- 20) Per 10 9 3 Design, Installation, and Maintenance, the following requirements apply:
 - a. Design And Installation:
 - National Standards: All landscape elements shall be installed in accordance with the practices and procedures established by AmericanHort. Landscape elements shall be healthy and hardy upon installation and shall be planted with appropriate space and soils to ensure sustained growth.
 - ii. Soil Requirements: Soil type, volume, width, and depth requirements shall be used as required by this chapter to ensure tree survival and growth. A minimum soil depth of thirty-six inches (36") and minimum planting bed width of six feet (6') is required for all tree planting areas. Refer to figures 10-9-3-1, "Minimum Soil Depth", and 10-9-3-2, "Planting Bed Width", of this subsection. In order to accommodate subsurface root expansion, a minimum volume of one thousand (1,000) cubic feet of structural soil is required per large shade tree or evergreen tree, and a minimum volume of seven hundred fifty (750) cubic feet of structural soil is required per medium shade tree. Whenever possible, tree plantings should be located to connect subsurface root spaces.
 - iii. Plant Size Requirements: Landscape elements shall be installed in accordance with table 10-9-3-1, "Required Landscape Size At Installation", of this subsection, unless otherwise noted in this title.
 - iv. Species Diversity: Tree and plant species that are native or naturalized to northeastern Illinois, as well as drought- and salt-tolerant plant materials, shall be used as required by this chapter, except for single-unit and two-unit dwellings. Refer to the most recent Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species and table 10-9-3-2, "Species Diversity Requirements", of this subsection, for specifications.
 - v. Runoff Infiltration: All required parking lot perimeter landscape, buffer yards, and landscape islands shall be designed to accept and facilitate stormwater runoff infiltration through curb design, adequate soil depth, appropriate plant selection, and site grading to convey stormwater to the landscaped areas. Where practical, all landscaped areas shall create bioretention and infiltration areas to assist in water quality protection and facilitate groundwater recharge.
 - vi. Irrigation: Permanent irrigation systems are not required but may be installed as recommended by a landscape architect or the Zoning Administrator. All irrigation systems that are installed shall be designed to minimize the use of water and require certification that the system is water efficient (e.g., EPA WaterSense certified). Irrigation systems are not allowed in the right-of-way.
 - b. Planting Location and Visibility: All landscape elements shall be located in compliance with the visibility standards of subsections 10-6-6C, "Visibility Obstruction", and 10-8-8D, "Visibility", of this title.
 - c. Maintenance: All landscape elements shall be maintained in good condition at all times to ensure healthy vegetation and an orderly appearance.
 - i. Maintenance Responsibility: Landscape elements, such as vegetation and trees, irrigation systems, fences, and walls, shall be maintained. The property owner shall be responsible for the maintenance, repair, and

- replacement of landscape elements to keep them in good condition for the lifespan of the development and/or parking lot.
- ii. Surety: A letter of credit, escrow, performance bond, or other surety as approved by the Zoning Administrator, equal to one hundred twenty five percent (125%) of the value of the landscaping shall remain in place for two (2) years after installation to ensure proper maintenance in accordance with this chapter.
- iii. Establishment Of Landscape Elements: All installed landscape elements shall be watered, fertilized, and replaced as needed until fully established.
- iv. Ongoing Maintenance: All landscape elements shall be maintained in good condition in perpetuity and shall have a healthy, neat, and orderly appearance. Any landscape element that is removed due to disease, damage, death, or any other reason shall be replaced within thirty (30) days after the beginning of the growing season, in accordance with the requirements of this chapter and the approved landscape plan. (Ord. 67-2018, 12-18-2018)

21) Per 10 - 9 - 4B Street Trees, the following requirements apply:

- a. Frequency: Street trees shall be installed at a minimum rate of one large shade tree per forty (40) linear feet. Trees shall be spaced on center, or at a rate that matches the existing tree spacing pattern on adjacent parkways, whichever results in a greater density of tree plantings. Spacing may be adjusted to ensure adequate room for streetlights and utilities, with prior written Zoning Administrator approval.
- b. Tree Wells: Tree wells shall be utilized in locations where the sidewalk extends from the back of the curb to the lot line and there is no parkway present.
- c. Drought And Salt Tolerance: All street trees proposed to be planted shall be drought- and salt-tolerant. Refer to the most recent Morton Arboretum *Northern Illinois Tree Species List* for preferred plant species. (Ord. 67-2018, 12-18-2018; amd. Ord. 74- 2019, 12-17-2019)

22) Per 10 - 9 - 5 Parking Lot Landscaping, the following requirements apply:

- a. Tree Canopy Coverage: Tree canopy coverage requirements shall be met through tree plantings located within perimeter yards (subsection B, "Parking Lot Perimeter Landscape", of this section) and interior landscape islands (subsection C, "Parking Lot Interior Landscape Islands", of this section) such that shade canopy is provided for a minimum of forty percent (40%) of the parking area hardscape, including all parking spaces, travel lanes, and other impervious areas not exempted by this section. Refer to figure 10-9-5-1, "Tree Canopy Coverage", of this subsection.
 - i. Calculation: Coverage credit for each tree shall be calculated using the projected full canopy width of the tree at maturity. Coverage credit for trees planted in perimeter landscape or buffer yards shall be credited in the amount that such plantings cover the parking area hardscape. Refer to the most recent Morton Arboretum *Northern Illinois Tree Species List* for canopy coverage estimates.
 - ii. Loading Area Exemption: Designated loading areas shall be exempt from the amount of parking area hardscape for the purpose of this requirement.
 - iii. Solar Energy Collection Systems: Any portion of this requirement may be met through installation of solar energy collection systems that comply

- with the standards of this title and provide shade to the parking area, with the approval of the Zoning Administrator.
- iv. Modification Of Requirements: The Zoning Administrator may modify shading requirements for sites located under power lines or other obstructions that prohibit strict compliance, and grant credit for new offsite trees provided in lieu of required on-site plantings, where appropriate.
- b. Parking Lot Perimeter Landscape: Refer to figures 10-9-5-2, "Location Of Landscape Requirements", and 10-9-5-3, "Parking Lot Perimeter Landscape", of this subsection.
 - i. Landscape Requirements:
 - 1. Location: Parking lot perimeter landscape shall apply to properties in all zoning districts in which parking facilities are located adjacent to the front or corner side lot line. The parking lot perimeter landscape shall be located directly adjacent to the front or corner side lot line.
 - 2. Minimum Parking Lot Perimeter Landscape: A parking lot perimeter landscape with a minimum depth of eight feet (8') is required along the length of the parking lot that abuts the front or corner side lot line, excluding any driveways.
 - 3. Landscape Elements: The parking lot perimeter landscape shall meet all of the standards of section 10-9-3, "Design, Installation, And Maintenance", of this chapter and include the following:
 - a. A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty-four inches (24"), spaced thirty-six inches (36") on center, and a maximum height at maturity of thirty inches (30") to forty-two inches (42").
 - b. One large shade tree per thirty (30) linear feet of perimeter area, or one medium shade tree per twenty-five (25) linear feet of perimeter area, or any combination thereof. Trees may be spaced evenly or grouped.
 - c. Any portion of the parking lot perimeter landscape not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, other perennial groundcover, or mulch.
 - 4. Fence: Fencing may be installed to further screen the parking lot from view of the street and shall be subject to the following:
 - a. The fence shall be located a minimum of two feet (2') from the back of the parking lot curb to allow for vehicle overhang. The required parking lot perimeter landscape shall be located between the fence and sidewalk to provide visual interest from the street.
 - b. The fence shall be a minimum height of three feet (3') and maximum height of four feet (4').
 - c. A paved opening with a minimum width of three feet (3') shall be provided at least every fifty feet (50') to allow pedestrian access to the parking lot.

- d. Ornamental metal, masonry, and wood are permitted fence materials. Chain link fences are prohibited.
- 23) Per 10 9 6: Buffer Yards, the following requirements apply:
 - a. Applicability: Buffer yards separate more intensive zoning districts and uses from less intensive zoning districts and uses. A buffer yard is required adjacent to lot lines where the proposed development meets one or more of the following criteria. For the purposes of this section, properties shall not be considered directly adjacent to one another if a public alley or other right-of-way separates the properties. Any reconstruction of existing parking lots of less than fifteen (15) parking spaces shall be exempt from buffer yard requirements. Refer to subsection 10-9-5B, figure 10-9-5-2, "Location Of Landscape Requirements", of this chapter and figure 10-9-6-1, "Buffer Yards", of this section.
 - i. Non-Residential District: A buffer yard is required if the property is located in the C-1, C-2, I-1, or I-2 District and is directly adjacent to property located in the R-1, R-2, R-3, R-4, R-5, or R-6 Districts.
 - b. Buffer Yard Requirements:
 - i. The buffer yard shall be located directly adjacent to the affected interior side and/or rear lot line, along the entire length of the lot line.
 - ii. Minimum Buffer Yard Area: The buffer yard shall have a minimum depth of ten feet (10').
 - iii. Landscape Elements: The buffer yard shall include the following:
 - 1. A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty-four inches (24"), spaced thirty six inches (36") on center.
 - 2. One evergreen tree for every ten (10) linear feet of buffer area. Trees may be spaced evenly or grouped.
 - 3. Any portion of the buffer yard not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, perennial groundcover, or mulch.
 - 4. In Residential and Commercial Zoning Districts, a continuous hedge of individual shrubs may be allowed in lieu of providing evergreen trees within a buffer yard with prior written Zoning Administrator approval, provided that the hedge height at maturity is taller than forty two inches (42").
 - iv. Fence: Fences in buffer yards are required in the I-1 or I-2 District when the subject property is directly adjacent to property located in the R-1, R-2, R-3, R-4, R-5, or R-6 District. Fences in buffer yards are optional in all Residential and Commercial Zoning Districts, and in Industrial Zoning Districts when the subject property is not directly adjacent to property located in a Residential District.
 - 1. Location: The fence shall be located along the entire length of the affected interior side or rear lot line.
 - 2. Height: In Residential and Commercial Districts, fences shall not exceed a maximum of six feet (6') in height. In the Industrial Districts, fences shall not exceed a maximum of ten feet (10') in height.
 - 3. Type: Opaque fences are required for buffer yards.
- 24) Per 10-9-7 Screening Requirements, the following requirements apply:

- a. Applicability: The requirements of this section apply to refuse areas, ground-mounted mechanical equipment, ground-mounted utilities, outdoor storage areas, and off-street loading areas to screen them from view of the street and adjacent properties.
- Refuse Area, Ground-Mounted Mechanical Equipment, Ground- Mounted Utility, And Outdoor Storage Area Screening Requirements: Refer to figure 10-9-7-1, "Refuse Area, Ground-Mounted Mechanical Equipment, Ground-Mounted Utility, And Outdoor Storage Area Screening", of this section.
 - i. Location: Refuse areas shall be located in the interior side yard or rear yard. Refer to subsections <u>10-7-3</u>W, "Outdoor Storage Area", and 10-7-4C13, "Mechanical Equipment", of this title for location requirements for outdoor storage and ground-mounted mechanical equipment standards.
 - ii. Opaque Fence Or Wall: The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or fence on three (3) sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
 - 1. Height: The fence or wall shall not exceed eight feet (8') in height.
 - 2. Complementary Design: Screening elements should complement the architectural style of the primary building on-site and use building materials similar to those used for the primary building.
 - 3. Gate: The enclosure of the refuse area or outdoor storage area shall be gated, and remain locked except during times of refuse deposit or collection.
 - iii. Landscape Elements: Landscape shrubs or native grasses may be installed on three (3) sides of the area, with plantings located between the fencing and back of curb, and screening the full length of each side. Installed shrubs shall form a continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of twenty four inches (24"), spaced thirty six inches (36") on center.
- c. Off-Street Loading Area Screening Requirements: The area adjacent to any offstreet loading areas, shall be treated with landscaping and buffering per the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this chapter.

25) Per 10 - 9 - 8 Outdoor Lighting, the following requirements apply:

- a. Applicability: Outdoor lighting standards prevent light trespass, promote energy efficiency, and minimize light pollution. The requirements of this section apply to all new or replacement outdoor lighting, with the exception of unshielded lighting for holiday decorations or permitted temporary uses as established in section 10-7-5, "Temporary Structures And Uses", of this title. The Zoning Administrator may impose reasonable restrictions on the use of such lighting for temporary uses as necessary to protect the health, safety, and welfare of the public.
- b. General Requirements
 - i. Photometric Plan: A photometric plan prepared by a professional shall be approved by the Zoning Administrator prior to installation of outdoor light fixtures for non-residential uses.
 - ii. Prohibited Lighting: Any outdoor lighting that may be confused with a traffic control device shall be prohibited except as authorized by Federal,

- State, County, or local government. Flashing lights, strobe lights, and laser lights are prohibited.
- iii. Design That Prevents Glare: All lighting shall be designed to prevent glare and interference with residential property, and motor vehicle, bicycle, and pedestrian traffic.
- iv. Fixtures: All new and replacement outdoor lighting shall employ full cutoff or fully shielded fixtures.
- v. Facade Illumination: Building facade illumination shall be limited to fully shielded fixtures directed towards the facade. All light from such fixtures shall be concentrated on the exterior wall surface of the building being illuminated.
- vi. Automatic Lighting Controls: All outdoor lighting on non- residential properties shall be controlled by a photo sensor, occupancy sensor, or timer to automatically reduce outdoor lighting when sufficient daylight is available, and to automatically extinguish lights no more than one hour following the close of business, excluding security lighting.
- vii. Energy-Efficient Technology: The use of light emitting diodes (LED) or similar technology is encouraged.
- c. Illumination Standards:
 - i. Illumination:
 - 1. Non-Residential Uses: Outdoor lighting shall not exceed one foot-candle at any point on a lot line for a lot containing a non-residential use, unless otherwise specified in this title.
 - ii. Height: The maximum height of light poles and building-mounted lighting is established in this section unless otherwise required by title 9, "Building Regulations", of this Code.
 - 1. Non-Residential Uses: Light poles and building-mounted fixtures shall not exceed twenty four feet (24') in height for non-residential uses. Light poles for educational facilities or outdoor recreational facilities shall not exceed sixty feet (60') in height. Outdoor lighting for all outdoor recreation areas is subject to review of building permit and photometric plan.

Applicant Response:

APPROVAL STANDARDS FOR VARIATIONS:

1. Public Welfare: The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: Our childcare center (Primavera School) will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Our childcare center (Primavera School) is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Our childcare center (Primavera School) will not impeded the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. Use of Public Services and Facilities: The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: Our childcare center (Primavera School) will not require utilities, access roads, drainage, and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

6. **Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Our childcare center (Primavera School) is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

	Meets Standard	
Approval Standards for Special Use Permits	Yes	No
1. Public Welfare	X	
2. Neighborhood Character	X	
3. Orderly Development	X	
4. Use of Public Services and Facilities	X	
5. Consistent with Title and Plan	X	

RECOMMENDATIONS:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Day Care Center at 1347 W. Irving Park Rd with the following conditions:
 - a. The Special Use Permit be granted solely to Primavera School and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is

- inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
- b. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and County approvals and licenses.

Respectfully Submitted, Department of Community & Economic Development

The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2024, at 6:30pm in the Village Hall Board Room. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2024, at 6:30pm in the Village Hall Board Room. A representative is not required to be present for this meeting.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	4.2.24
DESCRIPTION:			

CDC Case 2024-09: Consideration of a Special Use Permit (Day Care Center) at 2 S Addison Street

<u>SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:</u> <u>SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:</u>

Financially Sound Village

Quality Customer Oriented Services
Safe and Beautiful Village

X Enrich the lives of Residents
X Major Business/Corporate Center
X Vibrant Major Corridors

REQUEST:

Special Use Permit, Day Care Center Municipal Code 10-7-2-1

SUMMARY:

- 1. The Petitioner, Playful Minds Therapy of Bensenville, represented by Wajahat Macci and Maliha Khan, is seeking approval of a Special Use Permit at 2 S Addison St.
- 2. Playful Minds Therapy wishes to operate a day care center at this location.
- 3. It is a standalone building with two storefronts, roughly 5,400 square feet.
- 4. In the past, there was previously a day care center at this location.

RECOMMENDATION:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Day Care Center at 2 S. Addison with the following conditions:
 - 1. The Special Use Permit be granted solely to Playful Minds Therapy of Bensenville and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
 - 2. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and County approvals and licenses.
 - 3. The two parking spaces along Addison St will remain short term temporary parking for loading and unloading only.
 - 4. The area currently blocked off next to the railroad tracks will remain so. This is not to be accessed by any vehicles at any time.

ATTACHMENTS:

Upload Date	Type
3/26/2024	Cover Memo
3/26/2024	Backup Material
3/26/2024	Backup Material
	3/26/2024 3/26/2024 3/26/2024 3/26/2024 3/26/2024

Plat of Survey3/26/2024Backup MaterialStaff Report3/28/2024Executive Summary



Community Development Commission Public Hearing 4.02.24

CDC Case #2024 - 09

Wajahat Macci, Playful Minds Therapy of Bensenville 2 S Addison St

Special Use Permit, Day Care Center

Municipal Code Sections 10 - 7 - 2 - 1

- 1. Aerial Photograph & Zoning Map of Subject Property
 - 2. Legal Notice
 - 3. Application
 - 4. Staff Report & Exhibits
 - 5. Plans







Village of Bensenville







LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 2, 2024 at 6:30 P.M, at which a Public Hearing will be held to review case No. 2024 – 09 to consider a request for:

Special Use Permit, Day Care Center Municipal Code 10 – 7 – 2 – 1

At 2 S. Addison Street is an existing C-1 Downtown Mixed-Use District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

**

First Amhet Egun & Sirac Ergun are the owners of the subject property and Wajahat Macci of Play Minds Therapy of Bensenville is the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 2, 2024 until 5:00 PM.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT MARCH 14, 2024



COMMUNITY DEVELOPMENT COMMISSION

DEVELOPMENT REVIEW PROCESS

PROCESS SUMMARY AND TIMELINE

1. Application Submittal and Requirements

Prior to submitting an application, it is suggested that applicants meet with the Community and Economic Development Staff to review the application requirements and procedures. Incomplete applications cannot be accepted and/or processed. All questions regarding the request should be directed to the Community and Economic Development Department at (630) 350-3413.

2. Village Staff Review & Recommendations

- 1. Village Staff will transmit the complete application to Village Departments for their review.
- 2. The Village Staff then prepares a Staff report that is sent to the applicant.
- 3. The applicant shall respond to the Staff report either by making requested/required revisions or stating why such revisions should not be made.
- 4. Upon resubmittal the applicant's responses will be reviewed by the Village Departments.
- 5. Final Staff report and recommendation is prepared.
- 6. Only after this final Staff report and recommendation are complete can a Public Hearing date be scheduled and the public review portion of the process begins.

3. Public Review & Decision

There are three distinct sections to the Public Review; the Public Hearing before the CDC, the Village Board Committee of the Whole (COW) meeting, and the full Village Board meeting. All fees and Village Staff services associated with the Public Review can be found on the attached fee schedule. Not less than 15 days nor longer than 30 days prior to the Public Hearing a three-pronged notice approach is required:

- 1. The Village publishes a Legal Notice of the Public Hearing in a local newspaper. The cost is deducted from the application fees.
- 2. The Village will provide written notice to owners of record within 250° (exclusive of Rights Of Way). These written notices are sent via first-class mail by Village Staff. Village Staff will then complete the Certificate of Mailing Affidavit for the application. The cost of the mailing will be deducted from the application fees.
- 3. The Village posts the notice of Public Hearing sign(s) on the property. A small fee to be deducted from the application fees.

A) CDC Public Hearing & Non-binding Recommendation

The CDC conducts the Public Hearing on the 1st Tuesday evening of the month at <u>6:30 PM</u>. The applicant, municipal Staff and general public will make presentations, written comments are also accepted. At the close of the Public Hearing, the CDC discusses the request and then makes Findings of Fact and a <u>non-binding recommendation</u> to the Village President and Board of Trustees.

B) Village Board Committee Of the Whole

The Committee Of the Whole meets on the 3rd Tuesday evening of the month at <u>6:30 PM</u>. The committee reviews the application, Staff report Findings of Fact and recommendation from the CDC. The applicant should be present at this meeting to answer any questions or make a brief presentation if necessary. The COW will vote on the application and forward the vote to the full Village Board or remand the request back to the CDC for additional discussion.

C) Village Board

The full Village Board has the final decision making authority on the application. Our Village Board meets the 2nd and 4th Tuesday evening of the month at 6:30 PM. A draft Ordinance is prepared by Staff for the Village Board's review and consideration. The Board will discuss the request and vote on the Ordinance. The Village Clerk will forward a copy of the approved Ordinance to you in the weeks following the Village Board meeting.

	For Office Use Only	
Date of Submission:	MUNIS Account #: 13783 CDC Case #:	

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 2 S. Addison Be	ensenville IL 60106	
Property Index Number(s) (PIN)	0314404012	
A. PROPERTY OWNER:		
Firat Ahmet Ergun & Sirac Ergur	n	
Name	Corporation (if applicable	
1320 Elliott St		
Park Ridge	IL	60068
Sirac	State 773-766-8880	/ip Code
Contact Person	Telephone Number	Email Address
2 S. Addison Street Bensenville	Corporation (if applicable)	60106
Maliha Khan	State 772 000 0500	Zip Code
Contact Person	773-982-0593 Telephone Number	mkhan@247dct.org
B. ACTION REQUESTE Site Plan Review Special Use Permit Variation Administrative Action Text or M Zoning Text or M Zoning Appeal Plat of Subdivision Annexation Planned Unit Devo	it djustment ap Amendment n elopment*	SUBMITTAL REQUIREMENTS: Affidavit of Ownership** (signed/notarized) Application** Approval Standards** Plat of Survey/Legal Description Site Plan Building Plans & Elevations Engineering Plans Landscape Plan Tree Preservation and Removal Plan Application Fees Fees agreement**
		**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

DJECT DATA:
General description of the site: Stand alone building with 2 storefronts.
Acreage of the site: .24 Acres Building Size (if applicable): 5400 SQFT
s this property within the Village limits? (Check applicable below) Yes No, requesting annexation No, it is under review by another governmental agency and requires review due to 1.5 mi jurisdiction requirements.
ist any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)
1

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-1	Commerical	Village of Bensenville
North:	C-1	Commercia	1
South:	C-1	Commercial	
East:	0-2	Municipal	
West:	(-1	Commercial	V

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

Approval Standards For Site Plan Review

- 1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
- 2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
- 3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
- 4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
- The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
- 6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
- 7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
- 8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Special Uses

- 1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
- The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
- 4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
- The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Variations

- 1. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
- 3. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
- 4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
- 6. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

☐ Approval Standards for Administrative Adjustment

- 1. The proposed administrative adjustment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
- 2. The proposed administrative adjustment is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed administrative adjustment.
- The proposed administrative adjustment alleviates an undue hardship created by the literal enforcement of this
 title
- 4. The proposed administrative adjustment is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
- 5. The proposed administrative adjustment represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject adjustment.
- 6. The proposed administrative adjustment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Zoning Text or Map Amendments

- 1. Approval standards for text amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - c. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
- 2. Approval standards for map amendments:
 - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
 - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
 - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
 - d. The proposed amendment addresses the community need for a specific use.
 - e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
 - f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Approval Standards for Planned Unit Developments

- A. The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.
- B. The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
- C. The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
- D. The proposed planned unit development will incorporate sustainable and low impact site design and development principles.
- E. The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.
- F. The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

APPLICATION FEES

The fee schedule for items that require appearance before the Community Development Commission and/or Village Board as follows:

ACTION REQUIRED	FEE
Variation for Residential Use	\$1()()
Annexation Petition	\$250
Appeal of Director	\$500
Comprehensive Plan Map Amendment	\$500
Comprehensive Plan Text Amendment	\$5()()
Plat of Subdivision	\$5()()
Special Use Permit	\$5()()
Variation for Nonresidential Use	\$5()()
Zoning Map Amendment	\$500
Zoning Text Amendment	\$500
Planned Unit Development	\$750
PUD Amendment	\$500

Processing Fees: \$200

The Staff will provide, as a service to the applicant, the following as legally required:

- Publish the required legal notice in local publication
- Post a public hearing sign on the property visible from the public way
- Mail the legal notice to each property owner within 250 feet of the applicant property

Any required Recording of Documents will be the responsibility of the applicant with fees Assessed by the County.

Application fees are non-refundable and payment does not constitute approval of project

In eases where the developer is petitioning for more than one request, fees shall be collected for each request. An exception in instances where a planned unit development and subdivision plat are being requested simultaneously one fee is collected.

Reimbursement of Fees: In addition to the fixed fee(s) provided above, the petitioner/applicant shall enter into a reimbursement of fees agreement with the Village. The reimbursement of fees agreement shall encompass all applications or petitions pending with the Village, including any additional matters not set forth hereinabove. The reimbursement of fees agreement shall be in the following form:

Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, appraisers, environmental, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant shall liable for the payment of such professional fees and costs, as shall actually be incurred by the Village, plus an additional ten percent (10%) to cover the Village's administrative expenses.

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of \$5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN, FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Wajahat Macci

Petitioner/Applicant

2/28/24

Date

STATE OF ILLINOIS	
COUNTY OF DUPAGE AND COOK)SS.
AFFIDA	AVIT OF OWNERSHIP
T	the undersigned Affiant, being first duly sworn, on
oath states:	the thick signed straine being first tuny swoni, on
examined all necessary documents, reco confirm the statements and representation. That the owner(s) and contract purchase is (are) the owner(s) of record and contract. That all consents to the attached Petition property have been obtained: This Affidavit of Ownership is given to as to ownership or purchase interest, to and set for Public Hearing the Petition at Affiant is aware of and has been advised Ownership may subject Affiant to criminate statutes of the State of Illinois in relation.	er(s), if any, as set forth on the Petition attached hereto ract purchasers of said property; in required of lenders or of others holding an interest in the principal in interest in the principal inte
day of	
	Signature
SUBSCRIBED and SWORN to	
before me thisday of	

Notary Public

STATE OF ILLINOIS)
(SS)
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

1 First Sharel Englishe undersigned Affiant, being first duly sworn, on oath states.

- That Affiant has personal knowledge of the representations and statements made herein, and has
 examined all necessary documents, records of ownership and such other information as is required to
 confirm the statements and representations herein;
- 2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
- 3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
- 4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
- 5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

Signature

SUBSCRIBED and SWORN

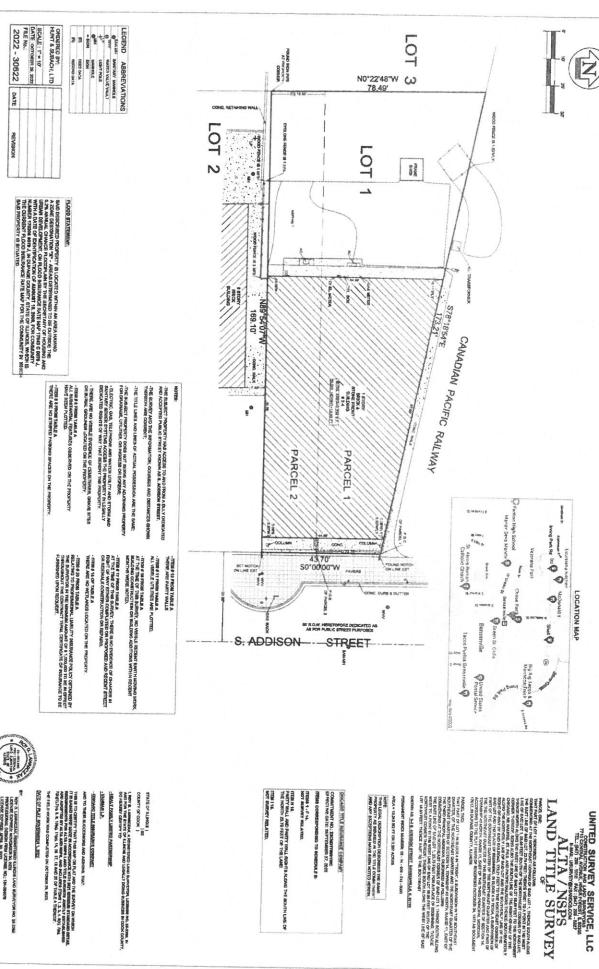
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Notary Public

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NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 10/28/2025 ruary 202

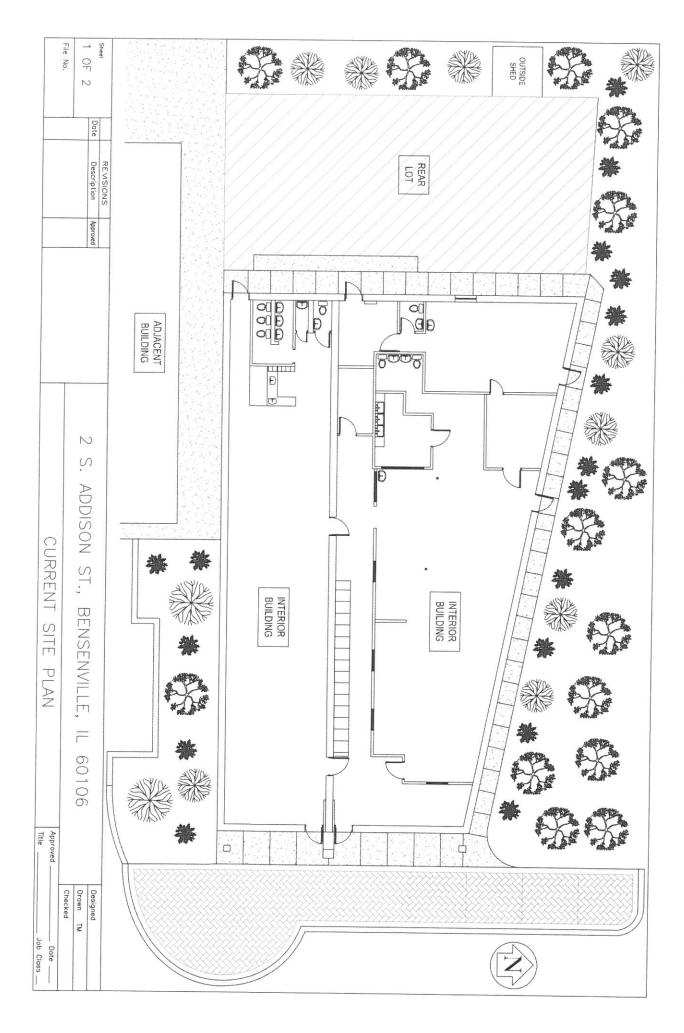


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Playful Minds Therapy

2 S. Addison Bensenville IL 60106

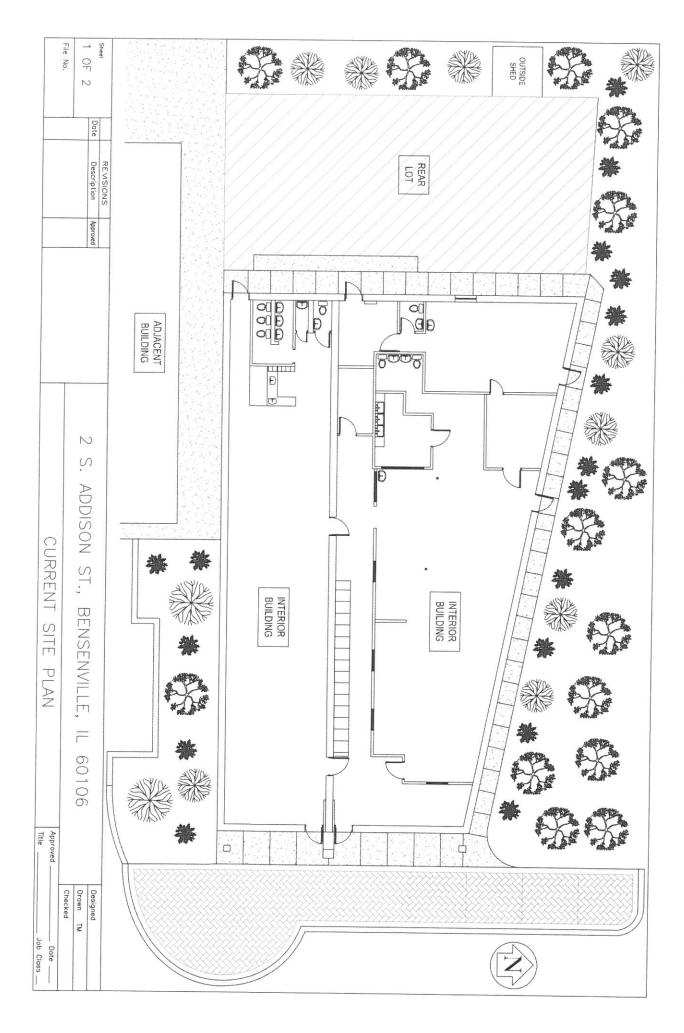
Approval Standards for Special Uses

- 1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public. <u>Yes, it will not do the following.</u>
- 2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use. <u>Yes, it is compatible within the vicinity</u>.
- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other properties within the immediate vicinity of the proposed special use. Yes, it will not impede the normal and orderly development and improvement of adjacent.
- 4. The proposed special use will not require utilities, access to roads, drainage, and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. Yes, it will not require such a need.
- 5. The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. <u>Yes, is consistent with the comprehensive plan and land use policies</u>.

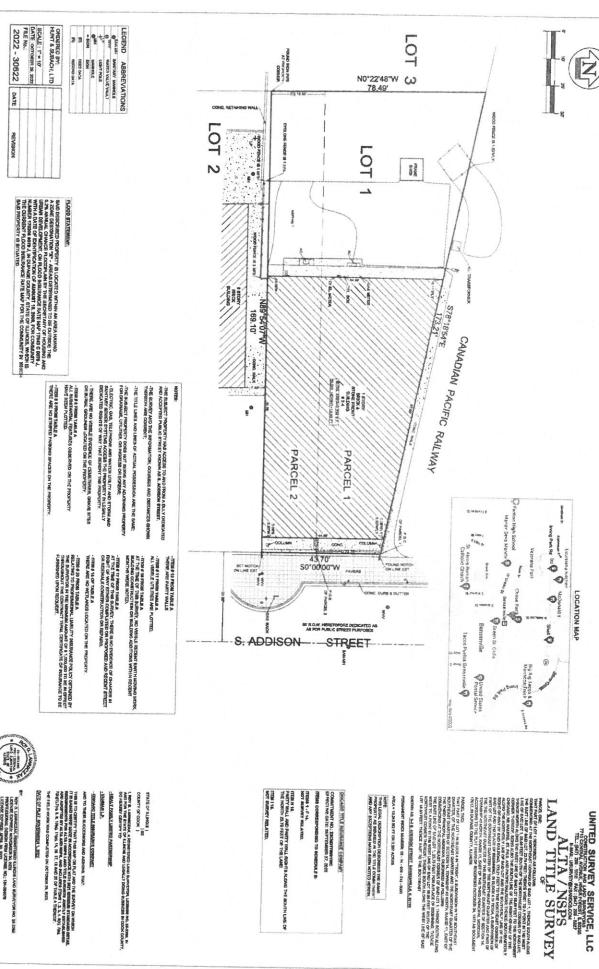
Best Regards,

Wajahat Macci

Co-Founder Playful Minds Therapy



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WHAR AND ALLEMENT BEST MANAGEMENT & STORY

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STAFF REPORT

HEARING DATE: April 2, 2024 CASE #: 2024 – 09 PROPERTY: 2 S Addison St

PROPERTY OWNER: Firat Ahmet Ergun & Sirac Ergun APPLICANT Playful Minds Therapy of Bensenville

SITE SIZE: .24 acres
BUILDING SIZE: 5,400 SF
PIN NUMBER: 0314404012

ZONING: C-1 Downtown Mixed-Use District **REQUEST:** Special Use Permit, Day Care Center

Municipal Code Section 10-7-2-1

PUBLIC NOTICE:

- 1. A Legal Notice was published in the Bensenville Independent on Thursday, March 14, 2024. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
- 2. Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on March 15, 2024.
- 3. On Thursday, March 14, 2024, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner, Playful Minds Therapy of Bensenville, represented by Wajahat Macci and Maliha Khan, is seeking approval of a Special Use Permit at 2 S Addison St. Playful Minds Therapy wishes to operate a specialized day care center at this location. It is a standalone building with two storefronts, roughly 5,400 square feet. This day care center will offer occupational therapy and other forms of therapy centered at aiding individuals with autism. In the past, there was previously a day care center at this location.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C-1	Commercial	Mixed Multi Use	Village of Bensenville
North	C-1	MDW/CPKC Rail	NA	Village of Bensenville
South	C-1	Mixed-Use	Mixed Multi Use	Village of Bensenville
East	C-1	Municipal/Metra	Mixed Multi Use	Village of Bensenville
West	C-1	Mixed-Use	Mixed Multi Use	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS TH	EF	<i>OLLOWING APPLICABLE VILLAGE GOALS:</i>
		Financially Sound Village
		Quality Customer Oriented Services
		Safe and Beautiful Village
	X	Enrich the lives of Residents
	X	Major Business/Corporate Center
		Vibrant Major Corridors

Finance:

1) U/B account is up to date with no liens.

Police:

1) No comments.

Engineering and Public Works:

1) Traffic concern because the rear lot is inaccessible for drop off.

Community & Economic Development:

Economic Development:

- 1) Fills a vacancy.
- 2) The 2022 property tax bill for the property was \$9,762.58.
- 3) Staff does not believe the amount will change much once the business opens.

Fire Safety:

- 1) Needs to upgrade fire alarm system.
- 2) Needs IDPH approval.
- 3) Needs to update exit and emergency lighting.

Building:

1) No comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates "Mixed Multi-Use" for this property.
- 2) The current zoning is C-1 Downtown Mixed-Use District.
- 3) The Petitioner is seeking approval of a Special Use Permit for a day care center.
 - a. Per Village Code 10 11 2, Day Care Center is defined as "an establishment providing care for more than three (3) adults or children in a protective setting for less than twenty-four (24) hours per day that is not located within a residential dwelling unit. "Day care center" does not include day care programs operated by an "elementary, middle, or high school", "park", or "place of worship.""
 - b. The Village Zoning Ordinance does not have any specific use standards applied to Day Care Centers.
- 4) There is no on site parking for this property.
- 5) The two spaces along Addison St will remain short term temporary parking for loading and unloading only.

- 6) The area currently blocked off north of the building next to the railroad tracks will remain so. This is not to be accessed by any vehicles at any time.
- 7) The applicant has not indicated how garbage will be stored and/or picked up. Staff encourages them to work with their neighbors on a possible solution.

Applicant Response: No comments.

APPROVAL STANDARDS FOR VARIATIONS:

1. Public Welfare: The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Applicant's Response: Yes, it will not do the following.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, it is compatible within the vicinity.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, it will not impede the normal and orderly development of adjacent.

4. Use of Public Services and Facilities: The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: Yes, it will not require such a need.

5. Consistent with Ordinance and Plan: The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, it is consistent with the comprehensive plan and land use policies.

	Meets Standard			
Approval Standards for Special Use Permits	Yes	No		
1. Public Welfare	X			
2. Neighborhood Character	X			
3. Orderly Development	X			
4. Use of Public Services and Facilities	X			
5. Consistent with Title and Plan	X			

RECOMMENDATIONS:

- 1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit, Day Care Center at 2 S. Addison with the following conditions:
 - a. The Special Use Permit be granted solely to Playful Minds Therapy of Bensenville and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit;
 - b. Before a Certificate of Occupancy can be issued, the Village needs to receive documentation of such State and/or County approvals and licenses.
 - c. The two parking spaces along Addison St will remain short term temporary parking for loading and unloading only.
 - d. The area currently blocked off next to the railroad tracks will remain so. This is not to be accessed by any vehicles at any time.

Respectfully Submitted, Department of Community & Economic Development

The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, April 16, 2024, at 6:30pm in the Village Hall Board Room. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, April 23, 2024, at 6:30pm in the Village Hall Board Room. A representative is not required to be present for this meeting.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	<u>CED</u>	4.2.24

DESCRIPTION:

<u>CDC Case 2024-10: Consideration of Text Amendments to amend Title 10 (Zoning), Chapter 7 (Uses) & Chapter 11 (Definitions).</u>

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

Χ	Financially Sound Village	Х	Enrich the Lives of Residents
Χ	Quality Customer Oriented Services	Х	Major Business/Corporate Center
Χ	Safe and Beautiful Village	Х	Vibrant Major Corridors

REQUEST:

Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses) Chapter 11 (Definitions)

SUMMARY:

- 1. The Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures. The proposed amendments are summarized as follows:
 - 1. Designation of a Definition for Electric Vehicles (EVs) and associated terms
 - 2. Establishment of Use standards for Electric Vehicle Charging Stations

Unload Data

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses), and Chapter 11 (Definitions).

ATTACHMENTS:

Decemintion

Description	Opload Date	Type
Cover Page	3/27/2024	Cover Memo
Legal Notice	3/27/2024	Backup Material
Chapter 10 Title 7	3/27/2024	Backup Material
Title 10 Chapter 11	3/27/2024	Backup Material
Staff Report	3/28/2024	Executive Summary



Community Development Commission Public Hearing 4.02.24

CDC Case #2024 - 10

Village of Bensenville

Amending Title 10 (Zoning Ordinance), Chapter 7 (Uses) & Chapter 11 (Definitions)

- 1. Legal Notice
- 2. Staff Report & Exhibits

LEGAL NOTICE/PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 2, 2024 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2024 - 10 to consider a request for:

Zoning Text Amendments

Municipal Code Section 10 – 7 – 4, Accessory Structures and Uses, Electric Vehicle

Charging Stations; and

Municipal Code Section 10 – 11 – 2, Definitions.

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 7 (Uses) & Chapter 11 (Definitions).

The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Zoning Text Amendments are being sought by the Village Board.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 2, 2024 until 5:00 P.M.

Office of the Village Clerk Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT March 14, 2024

(THIS SECTION IS TO MEET ZP-5A - Need to check with MMC)

10-7-4: ACCESSORY STRUCTURES AND USES:

Accessory structures and uses shall be subject to the requirements of this section.

- A. General Provisions For Accessory Structures: Accessory structures shall be subject to the following standards, unless otherwise established by this title.
- 1. Construction Phasing: No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
- 2. Location: Accessory structures may be located in the front, corner side, interior side, and rear yards, unless otherwise specifically prohibited by this title. Accessory structures shall not be allowed in any easement.
- 3. Setback: Accessory structures shall be located a minimum of three feet (3') from any interior lot line or rear lot line, except fences and walls.
- 4. Height: The maximum height of an accessory structure shall be twelve feet (12'), unless otherwise specifically permitted in this title.
- B. Accessory Structures Table: Table 10-7-4-1, "Accessory Structures", of this subsection includes common accessory structures that may be located in each zoning district within the Village. For accessory structures not listed, the Zoning Administrator will review a proposed accessory structure and determine if it is similar to those listed and therefore subject to the applicable standards.
- 1. Permitted ("P"): A "P" indicates that the accessory structure does not require a building permit and is allowed by-right within the designated zoning district provided that it meets all applicable standards set forth in subsection C, "Use Standards For Accessory Structures", of this section.
- 2. Permitted With Building Permit ("B"): A "B" indicates that the accessory structure requires the approval of a building permit in accordance with title 9, "Building Regulations", of this Code and shall meet the use standards set forth in subsection C, "Use Standards For Accessory Structures", of this section in order to be allowed within the designated zoning district.
- 3. No Designation: The absence of a letter (a blank space) indicates that the structure is not allowed within the designated zoning district.

TABLE 10-7-4-1 ACCESSORY STRUCTURES

Table key:	
P:	Allowed by-right and shall meet the requirements of subsection C, "Use Standards For Accessory Structures", of this section when applicable.

B: Allowed with building permit and shall meet the requirements of subsection C, "Use Standards For Accessory Structures", of this section when applicable.

Accessory Structures	R- 1	R- 2	R- 3	R- 4	R- 5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Apiary	P	P	P	P							<u>10-7-4</u> C1
Arbor or trellis	P	P	P	P	P	P	P	P	P	P	None
Ball court	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C2
Blue roof, green roof, white roof	В	В	В	В	В	В	В	В	В	В	None
Bollards							В	В	В	В	<u>10-7-4</u> C27
Chicken coop	В	В	В	В							<u>10-7-4</u> C3
Compost bin	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C4
Deck	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C5
Dog run	В	В	В	В	В	В	В	В		В	<u>10-7-4</u> C6
Electric vehicle charging station	В	В	В	В	В	В	В	В	В	В	None 10-7-4C28
Electrical generator	В	В	В	В	В	В	В	В	В	В	None
Fence or wall	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C7
Flagpole	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C8
Garage	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C9
Garden	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C10
Gazebo or pergola	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C11
Greenhouse	В	В	В	В	В	В	В	В	В	В	None
Hoophouse	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C12
Mechanical equipment	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C13
Outdoor fire pit	P	P	P	P	P	P	P	P			<u>10-7-4</u> C14
Outdoor sales and display area							P	P	P	P	<u>10-7-4</u> C15
Patio	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C16
Rain barrel or rainwater cistern	P	P	P	P	P	P	P	P	P	P	None
Rain garden	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C17
Recreation equipment	P	P	P	P	P	P	P	P			<u>10-7-4</u> C18

Refuse, recycling, or grease container	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C19
Satellite dish	P	P	P	P	P	P	P	P	P	P	<u>10-7-4</u> C20
Shed	В	В	В	В	В	В					<u>10-7-4</u> C21
Small wind energy system	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C22
Solar energy collection system	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C23
Swimming pool	В	В	В	В	В	В	В	В			<u>10-7-4</u> C24
Treehouse	P	P	P	P	P	P					<u>10-7-4</u> C25
Wireless telecommunication antenna	В	В	В	В	В	В	В	В	В	В	<u>10-7-4</u> C26

C. Use Standards For Accessory Structures: The following standards apply to accessory structures designated as permitted ("P") or permitted with building permit ("B") in the zoning districts noted in the "Use Standards/Code Section" column of subsection B, table 10-7-4-1, "Accessory Structures", of this section.

27. Bollards:

a. General Requirements: Bollards shall meet all applicable Village Building Code and Fire Code requirements.

b. Height:

- (1) Bollards shall not exceed four feet (4') in height.
- c. Design Requirements:
- (1) Bollards shall be complimentary to the existing or proposed architectural design of the structure located on the lot and shall include design that contributes positively to the Village's aesthetic appearance.
- (2) For bollards adjacent to pedestrian ways, decorative lighting shall be integrated into the design of the bollards when feasible and shall employ full cut-off or fully shielded fixtures.
- (3) Bollard lighting shall meet all requirements outlined in section $\underline{10-9-8}$ of this title.
- d. Design Approval: The Zoning Administrator is authorized to approve the design of bollards.

28. Electric Vehicle Charging Stations (EVCS)

- a. Districts: EVCS are allowed in all zoning districts.
- b. Location:
 - i. Make sure pedestrian pathways are considered when siting EVSEs by maintaining reasonable distances from EVSEs to pedestrian walkways.
 - ii. Electric charging station equipment may not block the public right-ofway for pedestrians where minimal unobstructed walkable sidewalks exist or be located in a place that obstructs or interferes with a driver's view of approaching, merging or intersecting traffic in and around the right-of-way."
- c. Height: EVSE ports and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted.
- d. Safety:
 - i. EVSEs mounted on pedestals shall be designated and located so as not to impede pedestrian travel or create trip hazards on sidewalks.
 - ii. EV Charging Stations shall be protected by bollards, other structures, or curbs if located where EVs can otherwise make direct contact with the EVCS in a publicly accessible parking lot.
 - iii. Non-mountable curbing may be used in lieu of bollards if the charging station is setback a minimum of 24 inches from the face of the curb.
 - iv. Public EVSEs shall require retractable cords to prevent trip hazards and for a cleaner look.
- e. Landscaping: Landscaping is allowed in accordance with subsection 10-9-3 of Chapter 9.
- f. Signage: Advertising is only allowed in accordance with subsections 10-10-2D and 10-10-5 of Chapter 10.
- D. Home-Based Business: A home-based business is permitted within any dwelling unit in the Village as part of a principal or accessory structure, subject to approval of the Zoning Administrator and provided that the following standards are met. Home-based business standards do not apply to day care homes which are regulated in accordance with the requirements of subsection 10-7-3G, "Day Care Home", of this chapter.
- 1. Residential Character: The location and operation of the home-based business shall not alter the residential character of the dwelling.

10-11-2: DEFINITION OF TERMS:

A-FRAME SIGN: A movable sign placed on the ground and constructed in the shape of an "A" or some variation thereof. Refer to figure 11-2-A, "A-Frame Sign", of this definition.

FIGURE 11-2-A A-FRAME SIGN



ACCESSIBILITY RAMP: An inclined structure that allows increased access to a building or structure.

ACCESSORY STRUCTURE: A structure located on the same lot as a principal structure, and that is subordinate in structure and use to the principal structure.

ACCESSORY USE: A use located on the same zoning lot as a principal use that is subordinate to the principal use.

ADDITION: Construction that increases the size of a building or structure in terms of height, length, depth, width, floor area, or impervious coverage.

ADJACENT: Property or a right-of-way that touches a lot line of the subject property or is separated by a public alley. Properties shall not be considered adjacent to one another if a street separates the properties.

ADMINISTRATIVE ADJUSTMENT: Authorization granted by the Zoning Administrator to allow development that deviates from the specific regulations of this title within a narrowly defined set of circumstances.

ADULT CABARET: An establishment that features any of the following: people who appear nude or seminude; live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities"; or films, motion pictures, videos, slides, computer displays, or other visual representations or recordings that emphasize "specified anatomical areas" or "specified sexual activities".

ADULT STORE: An establishment having a substantial or significant portion of its sales or stock in trade devoted to books, magazines, periodicals, other printed matter, instruments, novelties, devices, paraphernalia, films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas". This shall include any establishment with a segment or section devoted to the sale or display of such materials, or an establishment that publicly claims itself as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of booths, or any other factors showing the establishment's primary purpose is to purvey such material.

ADULT THEATER: An establishment that, as a substantial or significant portion of its business, presents films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas".

ADULT USE: "Adult use" shall include "adult cabarets", "adult stores", "adult theaters", and other similar uses.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to- time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ALLEY: A narrow public or private right-of-way that provides a means of access to adjacent properties typically located at the side or rear of a lot.

ALTERATION: A change in the supporting members of a building or structure, such as bearing walls, partitions, columns, beams, or girders, or a substantial change to the roof or exterior walls.

ANIMAL BOARDING, HOSPITAL, OR SHELTER: An establishment where pet animals are temporarily boarded, treated for illness or injury, and/or temporarily cared for while permanent homes are found for them.

ANTENNA: A linear antenna designed to send and/or receive television, radio, communication, data, or other similar signals from other antennas.

ANTIQUE VEHICLE: A motor vehicle registered and licensed as an antique vehicle with the State of Illinois.

APIARY: An enclosure used to house bees.

ARBOR: A freestanding structure that serves to support climbing plants, often used to define an access point to a garden.

ASSISTED LIVING FACILITY: A residential facility that provides daily assistance and long-term residence for three (3) or more disabled and/or elderly individuals, but does not provide regular in-patient medical or nursing care. Such facilities provide a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individuals who need help with common daily activities, such as dressing, grooming, and bathing. An "assisted living facility" does not include "community residence", "independent living facility", or "nursing home".

ATTENTION GETTING DEVICE: A sign that directs attention to a business, product, or service using streamers, spinners, propellers, paddle wheels, or other ornamentation designed to move in the wind. "Attention getting devices" do not include "banner flag signs" or "inflatable devices".

AWNING: A roof-like cover, often constructed of flexible fabric and/or metal, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element.

AWNING SIGN: A sign that is displayed on an awning.

BALCONY: A platform that projects from the exterior wall of a building, which is exposed to the open air, has direct access to the interior of the building, and is not supported by columns extending to the ground.

BALL COURT: A paved area used to play sports and/or games.

BANNER FLAG SIGN: A sign typically made of lightweight fabric or other flexible material that is mounted to a pole and designed to move in the wind. "Banner flag signs" do not include "attention getting devices". Refer to figure 11-2-B, "Banner Flag Sign", of this definition.

FIGURE 11-2-B BANNER FLAG SIGN



BANNER SIGN: A sign typically made of lightweight fabric or other flexible material with or without a frame. "Banner signs" do not include "attention getting devices".

BANQUET HALL: An establishment that provides accommodations for private functions, such as weddings, anniversaries, or other similar celebrations. Such use may include facilities for the preparation of food, sale of alcoholic beverages for on-premises consumption, and outdoor reception facilities.

BAR/TAVERN: An establishment that sells alcoholic beverages for consumption on the premises, and may serve food for consumption on the premises in a manner that is incidental to the sale of alcoholic beverages.

BASEMENT: A portion of a building located partly underground that has no more than one-half $\binom{1}{2}$ of its height above grade.

BAY WINDOW: A window built to project outward from an exterior wall, often with a flat front and angled sides.

BENCH SIGN: A sign located on a bench, seat, or similar structure which directs attention to a business, product, or service.

BATTERY ELECTRIC VEHICLE (BEV): vehicle that only uses energy stored in rechargeable battery packs onboard the vehicle to propel the vehicle. BEV's must be plugged into an external electricity source in order to recharge.

BICYCLE PARKING SIGN: A sign indicating the location of bicycle parking facilities.

BICYCLE PARKING SPACE: An area used to park a bicycle that may or may not be located on a right-of-way.

BIORETENTION: The process of utilizing a shallow vegetated basin to collect and absorb stormwater runoff as part of systems such as bioretention cells, bioretention curb extensions, and bioretention planters.

BLOCK: Land bounded on all sides by street rights-of-way, utility rights-of-way, and/or physical barriers such as bodies of water or public open spaces.

BLUE ROOF: A roof that is designed to store and discharge rainfall.

BODY ART ESTABLISHMENT: An establishment that provides physical body adornment, alteration or modification that may include, but shall not be limited to, tattooing, piercing, branding, braiding, implantation, or scarification.

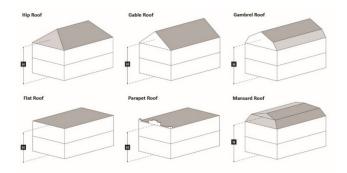
BOLLARD: Any of a series of short posts set at intervals to delimit an area or to exclude vehicles.

BUFFER YARD: A yard or landscape component used to separate uses or structures, provide a visual barrier, diminish light trespass, or for other similar purposes.

BUILDING: A structure with substantial walls and a substantial roof that is securely affixed to land and separated on all sides from similar structures by space or by walls that do not have communicating doors, windows, or similar openings.

BUILDING HEIGHT: The vertical distance measured from the mean average elevation of finished grade within twenty feet (20') of the front building line to the mean point between the eaves and the ridge for a building with a hip, gable, or gambrel roof; to the highest point of a flat roof; and to the deck line for a building with a mansard roof. Regardless of roof type, the following projections shall not be included when determining building height: chimneys, towers, spires, steeples, parapet walls, staircase enclosures, elevator enclosures, tanks, cooling towers, green roofs, blue roofs, mechanical equipment, and similar projections. See figure 10-11-2-1, "Building Height And Roof Types", of this definition.

FIGURE 10-11-2-1
BUILDING HEIGHT AND ROOF TYPES



BUILDING LINE: A line measured at the building wall of a structure that is parallel or nearly parallel to a lot line. For the purposes of establishing a building line, the building wall does not include permitted encroachments of architectural features, such as bay windows, eaves, stairs, and stoops.

CANOPY: A rigid roof-like cover, often constructed of metal and/or glass, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element. A canopy may include ground-mounted support posts.

CANOPY-MOUNTED SIGN: A sign that is mounted on top of a canopy.

CAR-SHARE PARKING: A parking space designated for the exclusive use of members of a car share organization.

CAR WASH: An establishment engaged in the cleaning or detailing of motor vehicles, recreational vehicles, and/or other similar vehicles whether automatic or by hand.

CEMETERY: Land used for the burial of the dead, which may include offices, structures for performing religious ceremonies related to the entombment of the deceased, and related accessory structures for the storage of maintenance equipment.

CHICKEN COOP: An enclosure used to house chickens.

CHIMNEY: A vertical structure used to remove smoke and combustion gases from a building that is often of masonry construction.

CLUB, LODGE, OR HALL: A meeting, recreational, or social facility established for the use of the members and guests of a non-profit or private organization.

COLLEGE OR UNIVERSITY: A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. "College or university" includes ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

COMMERCIAL VEHICLE: A motor vehicle operated for the transportation of people or material as part of a commercial enterprise.

COMMUNITY GARDEN: Land that is collectively cultivated and maintained by a group of people.

COMMUNITY RESIDENCE: A group residence consisting of a group home or specialized residential care home serving people with disabilities that is licensed, certified, or accredited by the appropriate State or Federal agencies. Such residence shall serve as a single housekeeping unit for the housing of unrelated people with functional disabilities who share responsibilities, meals, social activities, and other aspects of residential living. "Community residence" does not include "assisted living facility", "independent living facility", "nursing home", or "residential care facility" and does not include a residence that serves as an alternative to incarceration for a criminal offense.

COMPOST BIN: A container used to store and break down organic matter to produce material that facilitates fertilizing and conditioning soil.

COMPREHENSIVE PLAN: The comprehensive plan of the Village of Bensenville.

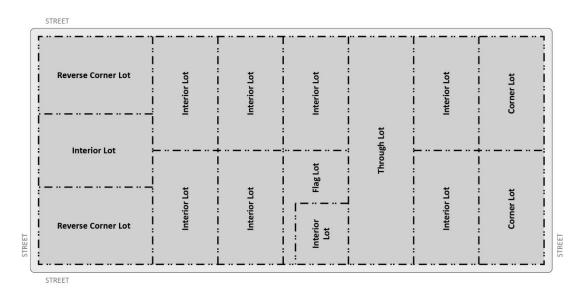
CONFORMING STRUCTURE: A structure that complies with the bulk and setback regulations of this title for the zoning district in which such structure is located.

CONFORMING USE: A use that complies with the use regulations of this title for the zoning district in which such use is located.

CONTRACTOR TRAILER: A portable building or structure that may include office space and/or facilities for equipment storage for a construction project.

CORNER LOT: A parcel of land located at the intersection of two (2) or more streets that has more than one street frontage, or a lot located at the bend of one street that has an interior angle no greater than one hundred thirty five degrees (135°). See figure 10-11-2-2, "Lot Types", of this definition.

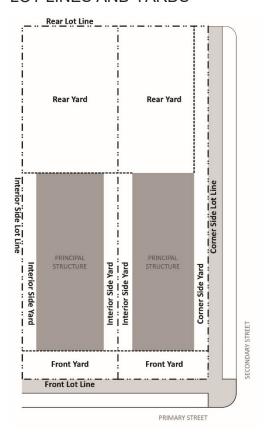
FIGURE 10-11-2-2 LOT TYPES



CORNER SIDE FACADE: Any facade that faces and is most closely parallel to the corner side lot line.

CORNER SIDE LOT LINE: The boundary of a lot that is approximately perpendicular to the front and rear lot lines, which separates the longest street right-of-way frontage of a corner lot from the street right-of-way. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this definition.

FIGURE 10-11-2-3 LOT LINES AND YARDS



CORNER SIDE YARD: The area on a lot extending from the corner side facade of a building to the corner side lot line between the front yard and the rear lot line. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

CORNICE: A projecting horizontal architectural feature, often located on the wall of a building or structure below the roofline.

CROSS SLOPE: The incline of a path perpendicular to the direction of travel.

CULTURAL FACILITY: A use that provides cultural services including, but not limited to, museums, cultural centers, historical societies, and libraries.

CURRENCY EXCHANGE: An establishment engaged in providing services to cash checks, issue money orders, and prepare cashier's checks for a fee. "Currency exchange" does not include "financial institution" or "payday or title loan establishment".

DAY CARE CENTER: An establishment providing care for more than three (3) adults or children in a protective setting for less than twenty four (24) hours per day that is not

located within a residential dwelling unit. "Day care center" does not include day care programs operated by an "elementary, middle, or high school", "park", or "place of worship".

DAY CARE HOME: A facility within a residential dwelling unit that provides care for adults or children, including the family's natural or adopted children, in a protective setting for less than twenty four (24) hours per day.

DAY LABOR CENTER: An indoor establishment where assignments for occasional or irregular employment are made, characterized by the daily gathering of workers generally seeking low-skilled manual labor. "Day labor center" does not include "professional office".

DIRECT CURRENT FAST CHARGING (DCFC) (LEVEL 3): EV battery charging that uses DC power to refuel Battery Electric Vehicles (BEV) at various amperage levels and voltage levels, most commonly 480 VAC, with power outputs ranging between 25 and 175 kW of power and provides 50 to 500 range miles per hour connected. DCFCs convert Alternating Current (AC) from facility power and output Direct Current (DC) and Volts Direct Current (VDC), which then delivers DC power to the BEV through a standard connector. DCFCs are sometimes referred to as Level 3 EV Chargers.

DECK: A roofless outdoor platform often constructed of wood or composite wood that is elevated from the ground and connects to the exterior wall of a building.

DEVELOPMENT: Any human-made change to improved or unimproved real estate, including but not limited to construction of, or substantial improvements to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DOG RUN: An enclosed area located within a yard that provides space for a dog to exercise.

DRIVE-THROUGH FACILITY: A facility used to provide products or services through a window, attendant, or automated machine to people in motor vehicles. A "drive-through facility" may be established in combination with other uses, such as a "financial institution", "personal services establishment", "restaurant", or "retail goods establishment". A "drive-through facility" shall not be considered to be established in combination with a "car wash", "gas station", or "motor vehicle repair and/or service".

DRIVE-THROUGH SIGN: A sign that displays items for sale or service at an establishment with "drive-through facilities".

DRIVEWAY: An unobstructed area that provides access to a parking or loading space.

DRIVEWAY ACCESS SIGN: A sign that guides the circulation of motorists, bicyclists, and pedestrians through a site, such as signs indicating parking lot entrances and exits, loading zones, and restrooms.

DRIVEWAY APRON: The portion of a driveway that passes through the sidewalk, parkway, and curb into the adjacent street.

DRIVEWAY PARKING PAD: A portion of a driveway used to park a motor vehicle that is generally wider than the portion of the driveway used to access the lot.

DWELLING ABOVE THE GROUND FLOOR: A dwelling unit located on the upper floor of a building that contains non-residential uses on its ground floor.

DWELLING UNIT: A structure, or portion thereof, designed for residential purposes as a single housekeeping unit that provides independent living facilities for one or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation. "Dwelling unit" does not include "hotel/motel", "model unit", "recreational vehicle", mobile home, trailer, tent, or portable building.

EASEMENT: Land that has been designated by lawful agreement between the owner of the land and another person for a specified use by such person.

EAVE: The projecting lower edge of a roof that overhangs the wall of a building.

ELECTRICAL GENERATOR: A device that generates electrical power.

ELECTRICAL VEHICLE CHARGING STATION: A location used to supply energy to electric vehicles.

ELECTRIC VEHICLES (EVs): vehicles that store electric energy to be used for propulsion.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE (EVCI): "make ready" electrical equipment including panels with circuit breakers, switchboards, transformers, conduit, wiring, junction boxes, conduit hangers and other interconnections necessary to delivery electrical power from a facility to an EVSE.

ELECTRIC VEHICLE CHARGING STATION (EVCS): equipment designed to safety supply and manage power into Plugin EVs. EV Charging Stations include hard-wired EV Charging Stations and EV Charging Stations that plug in to standard wall outlets and may also integrate communication, metering, GPS and other features that assist EV drivers and the host facility.

ELECTRIC VEHICLE POWER TRANSFER SYSTEM (EVPTS) - Electric power supply and management technology that 1) provides and manages power transferred from a power source to EVSEs, including power transformers, switchboards, panels, circuit breakers and interconnecting conduit and wiring (EVCI), 2) plus the EVSE(s).

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): The conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ELECTRONIC MESSAGE SIGN: A sign that displays a changeable message with text, or simple images using an electronic display. "Electronic message signs" shall not include "video display signs".

ELEMENTARY, MIDDLE, OR HIGH SCHOOL: A public or private educational facility offering instruction to preschool, elementary school, middle school, junior high school, and/or high school students with a full range of curricular programs.

ENCROACHMENT: The location of a structure within a required setback.

ENVIRONMENTAL PERFORMANCE STANDARDS: Criteria established to regulate noise, odor, dust, air pollution, glare, heat, vibration, fire, explosion hazards, or hazardous materials generated by the use of land or buildings.

EXTERNALLY ILLUMINATED SIGN: A sign that is lit by a source of light located outside the sign so that light shines onto the sign face.

FACADE: The exterior face of a building, including, but not limited to, the wall, windows, windowsills, doorways, and design elements.

FARMERS' MARKET: An outdoor market located in a designated area for the sale of agricultural products, such as fruits, vegetables, juices, flowers, plants, herbs, spices, dairy goods, and meats, by the vendors who typically produce such items. "Farmers' markets" typically offer for sale items such as baked goods, arts and crafts, and other value-added goods.

FENCE: A barrier typically constructed of treated wood, simulated wood, PVC, steel, or a combination of materials, that is erected to separate, screen, or enclose an area that may have one or more gates.

FINANCIAL INSTITUTION: A bank, credit union, or savings and loan office, or an automated teller machine established by such an entity. "Financial institution" does not include "currency exchange" or "payday or title loan establishment".

FIRE ESCAPE: A structure located on the exterior wall of a building that is used to escape in case of a fire or other emergency.

FLAG: A sign made of flexible material which is mounted on a pole and symbolizes any governmental, political, civic, educational, religious, or corporate organization.

FLAG LOT: A lot where the vast majority of the lot can only be accessed from the right-of-way by means of a narrow strip of land between adjacent lots. See figure 10-11-2-2, "Lot Types", of this section.

FLAGPOLE: A ground-mounted or building-mounted structure used to display a flag.

FLASHING SIGN: A sign which contains an intermittent or sequential light source that may flash, blink, strobe, travel, chase, rotate, or change in intensity, brightness, or color. "Flashing signs" do not include "electronic message signs", or "video display signs".

FLAT ROOF: A flat roof structure with no visible slope, which is located on all street-facing facades and may or may not have overhanging eaves. See figure 10-11-2-1, "Building Height And Roof Types", of this section.

FOOT-CANDLE: A measure of the illuminance cast upon a surface that is one foot (1') from a uniform light source of one candela, and which is equal to one lumen per square foot.

FRONT FACADE: Any facade that faces and is most closely parallel to the front lot line.

FRONT LOT LINE: The boundary of a lot that is adjacent to a street right-of-way. For corner lots, the front lot line shall be the shortest street frontage of the lot. For irregular lots, the front lot line shall be the entire length of the lot line that is adjacent to a street right-of-way. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

FRONT YARD: The area on a lot extending from the front facade of a building to the front lot line between the side lot lines. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

FULLY SHIELDED LIGHTING: A fixture that prevents light from being emitted above a horizontal plane running from the lowest point of the fixture that emits light.

FUNERAL HOME: An establishment where services are conducted for the deceased, including facilities to prepare the deceased for display, burial, and/or cremation.

GARAGE: A building, either attached or detached, which is used or designed for the parking and storage of motor vehicles, and the storage of various equipment.

GARAGE OR YARD SALE: The sale of a variety of used household items, which is typically held in the garage or front yard of a residential dwelling unit.

GARDEN: An area dedicated to the cultivation of plants.

GARDEN CENTER: An establishment that sells plants grown or stored on site.

GAS STATION: An establishment where motor vehicle fuel, including non-petroleum fuel, is stored and dispensed from fixed equipment into motor vehicles. A "gas station" may also include accessory activities such as restaurants, car washes, and convenience retail stores. "Gas station" does not include "motor vehicle repair and/or service" or "truck stop".

GAZEBO: A freestanding open-sided structure, often hexagonal or octagonal in shape, that provides shade and shelter in outdoor areas.

GOLF COURSE OR DRIVING RANGE: A tract of land designed with at least nine (9) holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, and related accessory structures for the storage of maintenance equipment. A driving range may be designed as a standalone facility or included as part of a larger golf course.

GOVERNMENT FACILITY: A building or structure owned, operated, and/or occupied by a governmental agency to provide services to the public. "Government facility" includes public safety facilities, public works facilities, Post Offices, and administrative offices, but does not include "park", "elementary, middle, or high school".

GOVERNMENT SIGN: A sign, such as a traffic control sign, public safety sign, emergency sign, or public notice, that is required by applicable Federal, State, County, or local regulations.

GRADE: For structures five feet (5') or more from the front lot line, the average level of the finished surface of the ground adjacent to the exterior wall of the building. For structures less than five feet (5') from the front lot line, the average level of the finished surface of the ground at the center of the front lot line.

GREEN ROOF: A roof that is partially or completely covered with vegetation, a growing medium, and a waterproof membrane, that absorbs rainwater and reduces the heat absorbed by a building or structure.

GREENHOUSE: A building for the cultivation and protection of plants, which is typically constructed of transparent glass, metal, and/or plastic.

GROSS FLOOR AREA: The total horizontal area of the floors of a building as measured from the exterior face of the exterior walls, or from the centerline of a party wall to the exterior face of the exterior walls.

GUN RANGE: An establishment designed for discharging firearms to practice marksmanship.

GUN SALES ESTABLISHMENT: A commercial enterprise specifically engaged in the sale of guns and firearms.

GUTTER: A structure located at the eave of a roof to convey stormwater.

HALF STORY: The portion of a building located under a pitched roof.

HANGING SIGN: A sign suspended from an architectural feature of a building, such as an awning, canopy, or marquee, which is typically oriented perpendicular to the facade of the building.

HEADSTONE: A non-commercial sign in the form of a tombstone, tablet, grave marker, statuary, or memorial, that offers a remembrance of people or events.

HEAVY INDUSTRIAL: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. "Heavy industrial" uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical "heavy industrial" uses include, but shall not be limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.

HISTORICAL MARKER: A sign displaying information of historic significance such as a building's name, date of erection, or location.

HOME-BASED BUSINESS: An occupation carried on in a dwelling unit by a resident, which is accessory to the residential use of the dwelling unit.

HOOPHOUSE: A structure used to extend the growing season of agricultural crops that is generally semicircular in shape.

HOSPITAL: An institution that provides healthcare and medical services for the sick and injured, which may include, but shall not be limited to, in-patient facilities, out-patient facilities, training facilities, offices, and laboratories.

HOTEL/MOTEL: An establishment that provides sleeping accommodations and lodging services on a short-term basis for a fee and amenities which may include, but shall not be limited to, restaurants, meeting rooms, health clubs, and swimming pools.

ILLEGAL STRUCTURE: A structure that did not legally exist prior to the adoption of this title and does not conform with the current ordinance requirements for the district in which it is located.

ILLEGAL USE: An activity or facility that does not enjoy a legal conforming or legal nonconforming status, as defined in this section.

IMPERVIOUS COVERAGE: The proportion of the area of a zoning lot occupied by surfaces that do not allow stormwater infiltration to the lot area of the zoning lot. Surfaces that do not allow stormwater infiltration may include, but shall not be limited to, principal structures, accessory structures, walkways, paved parking lots, and paved driveways.

INDEPENDENT LIVING FACILITY: A residential facility that contains dwelling units where at least one of the residents occupying a unit is fifty five (55) years or older. Such facilities do not provide regular in-patient medical or nursing care but may provide common areas for meals or socializing and limited convenience services. An "independent living facility" does not include "assisted living facility", "community residence", or "nursing home".

INDOOR ENTERTAINMENT: An enclosed building where spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "indoor entertainment" uses include, but shall not be limited to, indoor theaters, indoor music venues, and indoor sports arenas. "Indoor entertainment" uses may include refreshment stands that provide products for consumption on the premises. "Indoor entertainment" does not include "adult use" or "indoor recreation".

INDOOR RECREATION: An enclosed building where recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "indoor recreation" uses may include, but shall not be limited to, health clubs, bowling alleys, pool halls, children's play facilities, sporting or training facilities, arcades, indoor miniature golf courses, indoor swimming pools, indoor tennis courts, and indoor skating facilities. "Indoor recreation" uses may include refreshment stands that provide products for consumption on the premises. "Indoor recreation" does not include "gun range", "indoor entertainment", "park", "elementary, middle, or high school".

INFLATABLE DEVICE: An advertising display that consists of flexible fabric or similar material that can be filled with air or gas and that may or may not be tethered to a

specific location, and may move using a fan. "Inflatable devices" do not include "attention getting devices".

INTERIOR LOT: A parcel of land that has street frontage along at least one lot line and is flanked by lots along its side lot lines. See figure 10-11-2-2, "Lot Types", of this section.

INTERIOR SIDE FACADE: Any facade that faces and is most closely parallel to the interior side lot line.

INTERIOR SIDE LOT LINE: The boundary of a lot that is approximately perpendicular to the front and rear lot lines and is not adjacent to the street right-of-way. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

INTERIOR SIDE YARD: The area on a lot extending from the interior side facade of a building to the interior side lot line between the front yard and the rear yard. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

INTERNALLY ILLUMINATED SIGN: A sign that is lit by a source of light located inside the sign so that light shines outward from within the sign.

IRREGULAR LOT: A lot whose opposing lot lines are generally not parallel, such as a pie-shaped lot, or where one or more lot lines are curvilinear.

LAND-BANKED PARKING: A landscaped area that is reserved for future development as parking facilities.

LAUNDROMAT: An establishment that provides washing, drying, and/or ironing machines for use by customers on the premises.

LEVEL 1 EV CHARGING – LEVEL 1 EV CHARGING: EV battery charging that uses 110 to 120 VAC supply power, with a power range from 880 Watts (0.88 kilowatts, kW) to 1,920 kW (1.92 kW) and provides 3 to 6 range miles per hour connected. Level 1 EV chargers are supplied with Alternating Current (AC) and in turn provide AC power to the EV through a standard connector.

LEVEL 2 EV CHARGING – LEVEL 2 EV CHARGING: EV battery charging that uses 208 to 240 VAC supply power, with a range from 3.3 kW to 19.2 kW, and provides 16 to 80 range miles per hour connected. Level 2 EV chargers are supplied with Alternating Current (AC) and in turn provide AC power to the EV through a standard connector.

LIGHT INDUSTRIAL: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products primarily from prepared materials or finished products, which does not include the use of highly flammable material, or toxic matter. "Light industrial" uses may be engaged in processes that have a minimal impact on the environment and adjacent properties.

LIVE/WORK DWELLING: A dwelling unit consisting of both residential and commercial components.

LOADING SPACE: An unobstructed area provided and maintained for the temporary parking of motor vehicles in order to load and unload materials.

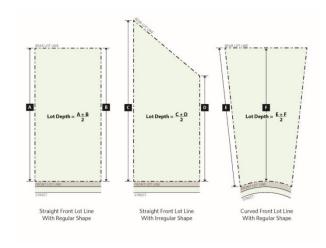
LONG-TERM BICYCLE PARKING: Bicycle parking intended for long-term or overnight storage, typically provided for employees, residents, or others requiring storage of a bicycle for a substantial portion of the day.

LOT: A parcel or tract of land intended to be separately owned, developed, or otherwise used.

LOT AREA: The area of a zoning lot contained within its lot lines.

LOT DEPTH: The mean distance between the front and rear lot lines of a lot. See figure 10-11-2-4, "Lot Depth", of this definition.

FIGURE 10-11-2-4 LOT DEPTH

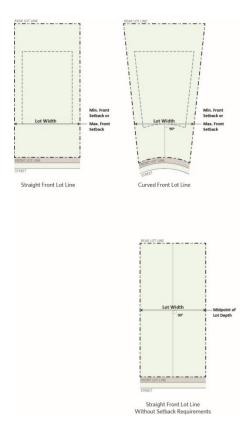


LOT LINE: The boundary line of any lot.

LOT OF RECORD: A legally created lot established by plat, deed, or contract, as recorded by the Cook or DuPage County Recorder of Deeds.

LOT WIDTH: For zoning lots with a straight front lot line, the distance between the side lot lines measured at the applicable minimum front setback or maximum front setback. For zoning lots with a curved front lot line, the distance between the side lot lines along a line that is tangent to the minimum front setback or maximum front setback. See figure 10-11-2-5, "Lot Width", of this definition.

FIGURE 10-11-2-5 LOT WIDTH



MACHINERY AND EQUIPMENT SALES AND RENTAL: Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, and similar industrial equipment. "Machinery and equipment sales and rental" includes the incidental storage, maintenance, and servicing of such equipment.

MANUALLY CHANGEABLE COPY SIGN: A sign designed to allow modifications of messages, letters, characters, illustrations, or other symbols by hand. "Manually changeable copy signs" shall not include "electronic message signs".

MARQUEE SIGN: A sign with two (2) or three (3) sign faces that is mounted to a permanent roof-like structure extending from the facade of a building.

MASSAGE THERAPY ESTABLISHMENT: An establishment that provides services for the manipulation of tissues for relaxation or therapeutic purposes. "Massage therapy establishment" does not include "adult use".

MAXIMUM CORNER SIDE SETBACK: The maximum distance that a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

MAXIMUM FRONT SETBACK: The maximum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

MECHANICAL EQUIPMENT: Ground-mounted and roof-mounted equipment such as heating, ventilating, and air-conditioning (HVAC) units.

MEDICAL MARIJUANA CULTIVATION CENTER: An establishment licensed, certified, or accredited by the appropriate State agencies to perform necessary activities in order to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

MEDICAL MARIJUANA DISPENSARY: An establishment licensed, certified, or accredited by the appropriate State agencies to acquire medical cannabis from a registered "medical marijuana cultivation center" for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

MEDIUM INDUSTRIAL: A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from both unprocessed and prepared materials, which does not include the use of highly flammable material, or toxic matter. "Medium industrial" uses may be engaged in processes that are likely to have a moderate impact on the environment or on adjacent properties. Typical "medium industrial" uses include, but shall not be limited to, bottling, food processing, machine shops, or freight handling.

MICROBREWERY OR MICRODISTILLERY: A facility for the production and packaging of malt beverages of alcoholic content with a capacity of less than fifteen thousand (15,000) barrels per year, or a facility for the production and packaging of spirits and liquors with a capacity of less than twelve thousand (12,000) gallons per year. Microbreweries or microdistilleries include a tasting room, which allows customers to consume products manufactured on site, and/or a retail space for purchase of products manufactured on site and related items. Breweries that exceed a capacity of fifteen thousand (15,000) barrels per year, distilleries that exceed a capacity of twelve thousand (12,000) gallons a year, or facilities that only manufacture for distribution are considered "light industrial".

MINIMUM CORNER SIDE SETBACK: The minimum distance that a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

MINIMUM FRONT SETBACK: The minimum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

MINIMUM INTERIOR SIDE SETBACK: The minimum distance that a building or structure shall be located from an interior side lot line, as required by the zoning district regulations.

MINIMUM REAR SETBACK: The minimum distance that a building or structure shall be located from a rear lot line, as required by the zoning district regulations.

MINIMUM SETBACK ABUTTING A RESIDENTIAL DISTRICT: The minimum distance that a building or structure shall be located from any lot line shared with a lot located in a Residential District, as required by the zoning district regulations.

MINIMUM STREET FRONTAGE: The minimum proportion of a principal building required to be located adjacent to a right-of-way expressed as a percentage of the total length of the lot line adjacent to the right-of-way.

MISCELLANEOUS INFORMATION SIGN: A sign which displays information such as hours of operation, credit cards accepted, open/closed signs, and push/pull signs, and appears on or adjacent to entry doors or in display windows. Miscellaneous information shall include information located on vending machines, automated teller machines, and gasoline pumps.

MOBILE FOOD FACILITY: A motorized vehicle or mobile food unit, such as a pushcart, that is used to sell food items.

MODEL UNIT: A building or structure displayed as an example of the dwelling units available for sale or for rent in a residential development. A "model unit" may include sales or rental offices. "Model unit" does not include "dwelling unit".

MONUMENT SIGN: A sign mounted to a freestanding base with a width equal to or greater than the width of the sign. A monument sign does not include freestanding poles and is not attached to a building.

MOTOR VEHICLE OPERATIONS FACILITY: A facility for the dispatch, storage, and maintenance of emergency medical vehicles, taxis, school buses, and livery vehicles. "Motor vehicle operations facility" does not include "motor vehicle rental", "motor vehicle repair and/or service", "motor vehicle sales", or "government facilities" to dispatch, store, and maintain fire, police, public works, and other Municipal vehicles.

MOTOR VEHICLE RENTAL: An establishment that rents motor vehicles, including incidental facilities for parking and servicing such vehicles. "Motor vehicle rental" does not include "motor vehicle operations facility".

MOTOR VEHICLE REPAIR AND/OR SERVICE: An establishment that provides services to adjust, align, repair, repaint, and/or replace motor vehicle parts and systems. "Motor vehicle repair and/or service" includes facilities that sell motor vehicle parts and supplies in an incidental manner to the establishment's repair facilities. "Motor vehicle repair and/or service" does not include "gas station", "motor vehicle rental", "motor vehicle sales", or "truck repair".

MOTOR VEHICLE SALES: An establishment that sells or leases new or used motor vehicles, including incidental facilities for parking and servicing such vehicles.

MOTOR VEHICLE SALES (OFFICE ONLY): An establishment that sells or leases new or used motor vehicles, which does not include incidental facilities for parking and servicing such vehicles.

MOVING SIGN: A sign that moves or gives the appearance of movement, including any sign that revolves, rotates, or in any way alters position by natural or artificial means. "Moving signs" do not include barber poles, "electronic message signs", "flags", "inflatable devices", "pennant signs", signs displaying time and temperature, street clocks, and similar such signs.

MULTIPLE-UNIT DWELLING: A building that contains three (3) or more dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. "Multiple-unit dwelling" does not include "townhouse dwelling" or "two-unit dwelling".

NIT: A unit of luminous intensity equal to one candela per square meter.

NONCONFORMING LOT: A lot of record that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this title.

NONCONFORMING STRUCTURE: A principal or accessory structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this title. "Nonconforming structure" shall also include nonconforming signs, on-site development, off-street parking and loading facilities, and landscape characteristics.

NONCONFORMING USE: A use of land or a structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this title.

NURSING HOME: A residential facility that provides ongoing medical care and inpatient services for people requiring regular medical attention. Such facilities do not provide emergency medical services, surgical services, or treatment for alcoholism, drug addiction, or mental illness. A "nursing home" does not include "assisted living facility", "community residence", or "independent living facility".

OBSCENE SIGN: A sign that displays content in which the dominant theme of the material depicts prurient representations of sexual matters that affront contemporary community standards and do not possess redeeming social value.

OFF-PREMISES PARKING FACILITY: A parking facility that is not located on the same premises as the use which it serves.

OFF-PREMISES SIGN: A sign that directs attention to a business, product, service, or other commercial activity that is conducted, sold, or offered at a location other than the premises where such sign is located.

OFF-STREET LOADING FACILITY: An area not located within a right- of-way that is provided and maintained for the temporary parking of motor vehicles in order to load and unload materials for commercial, civic, institutional, industrial, and multiple-unit dwelling uses.

OFF-STREET PARKING: An area not located within a right-of-way that is used to park a motor vehicle.

ON-STREET PARKING: An area located within a right-of-way that is used to park a motor vehicle.

OUTDOOR DINING: An outdoor seating area that is typically connected to an indoor seating area for a "restaurant" or "bar/tavern".

OUTDOOR ENTERTAINMENT: An open air or partially enclosed structure in which spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "outdoor entertainment" uses include, but shall not be limited to, outdoor theaters, outdoor music venues, outdoor sports arenas, and amusement parks. "Outdoor entertainment" uses may include refreshment stands that provide products for consumption on the premises. "Outdoor entertainment" does not include "outdoor recreation".

OUTDOOR FIRE PIT: An outdoor fireplace that is open in design, or equipped with openings for a hearth and chimney and is generally constructed of steel, concrete, clay, or other noncombustible material.

OUTDOOR RECREATION: An open air or partially enclosed structure in which recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "outdoor recreation" uses may include, but shall not be limited to, outdoor miniature golf courses, outdoor swimming pools, outdoor tennis courts, and outdoor skating facilities. "Outdoor recreation" uses may include refreshment stands that provide products for consumption on the premises. "Outdoor recreation" does not include "outdoor entertainment", "park", "elementary, middle, or high school".

OUTDOOR SALES AND DISPLAY: The sales and display of products and services outside of a building or structure.

OUTDOOR STORAGE AREA: An area for the storage of materials, equipment, machinery, or motor vehicles used in the conduct of a business.

OWNER: The legal or beneficial title-holder of land, or the holder of a written option to contract or purchase the land.

PARAPET ROOF: A low wall that projects above a roof along the perimeter of a building. See figure 10-11-2-1, "Building Height And Roof Types", of this section.

PARK: An area for active recreation, passive recreation, and/or resource protection that is open to the public. "Park" may include, but shall not be limited to, baseball fields, football fields, soccer fields, basketball courts, tennis courts, playgrounds, water parks, and field houses. "Park" does not include "indoor recreation" or "outdoor recreation".

PARKING GARAGE (Primary Use): A structure with two (2) or more levels that is used to park motor vehicles.

PARKING LOT (Primary Use): A paved area not located within a right-of-way that is used to park motor vehicles and is not ancillary to any other use on the same lot.

PARKING LOT PERIMETER LANDSCAPE: A planted area located between the boundary of a parking lot and a right-of-way.

PARKING LOT SIGN: A sign regulating a parking lot, with a message such as "No Parking" or "Tow Zone", that is oriented to an off- street parking area.

PATIO: A roofless hard surfaced area typically constructed of masonry, brick, or concrete that is attached to the ground adjacent to the wall of a building.

PAVED PARKING AREA: A motor vehicle parking area located adjacent to the entrance to a garage.

PAWN SHOP: An establishment licensed, certified, or accredited by the appropriate local and State agencies that lends money in exchange for personal property that is used as collateral. "Pawn shops" may purchase personal property outright or on the condition of selling it back to a customer with interest. "Pawn shops" may include cash for gold establishments, which have the primary business of purchasing precious metals, jewelry, watches, and other similar items. "Pawn shop" does not include "retail goods establishments" such as antique stores and consignment stores.

PAYDAY OR TITLE LOAN ESTABLISHMENT: An establishment that provides loans to individuals in exchange for personal checks or titles to motor vehicles. "Payday or title loan establishment" does not include "currency exchange" or "financial institution".

PENNANT SIGN: A sign consisting of tapered flags made of lightweight material that are hung in a series and may or may not contain a message. "Pennant signs" do not include "attention getting devices" or "banner flag signs".

PERGOLA: A freestanding structure with columns or posts topped with beams and open rafters, which may or may not be connected to the wall of a building.

PERMANENT SIGN: A sign constructed of durable materials that is intended to be displayed for the duration of time that the use or occupant is located on the premises.

PERMITTED USE: A use that is allowed to be established by-right in a zoning district, and does not require administrative review or approval.

PERSON: An individual, firm, corporation, partnership, or other similar entity.

PERSONAL SERVICES ESTABLISHMENT: A commercial enterprise primarily engaged in the provision of services of a personal nature. "Personal service establishment" uses may include, but shall not be limited to, dry cleaners, barbershops, beauty salons, animal day care establishments, animal grooming establishments, shoe repair shops, and tailor shops. "Personal service establishment" includes facilities that sell products and goods in an incidental manner to the establishment's provision of services. "Personal services establishment" does not include "adult use", "animal boarding, hospital, or shelter" or "tattoo parlor".

PLUG-IN HYBRID ELECTRIC VEHICLE (PHEV): vehicles with an electric motor and an internal combustion engine (gasoline, diesel, or other fuel). PHEVs can be powered with either the electric motor or the gasoline engine.

PITCHED ROOF: A pitched or sloped roof, including hipped roofs, gabled roofs, roofs with a combination of hips and gables, gambrel roofs, and mansard roofs. See figure 10-11-2-1, "Building Height And Roof Types", of this section.

PLACE OF WORSHIP: An institution maintained by a religious body where people assemble for religious purposes, ceremonies, and other similar events. "Place of worship" may include housing for members of religious orders, "day care centers", "preschools", or "elementary, middle, or high schools".

PLANNED UNIT DEVELOPMENT: A distinct category of special use permit intended to allow flexibility in the application of the standards of this title. "Planned unit developments" are intended for significant development proposals that provide amenities to the community which are not required from conventional development applications.

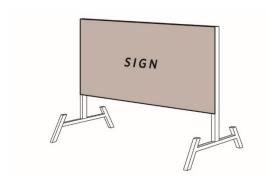
PLAT: A document that displays property lines and other information for the purpose of identifying and/or dividing land.

POLE SIGN: A sign mounted to one or more freestanding poles that does not include a freestanding base and is not attached to a building.

PORCH: An unenclosed roofed platform projecting from the exterior wall of a building.

PORTABLE SIGN: A sign with a supporting structure that is designed to be moved or relocated for display. Portable signs include, but shall not be limited to, signs mounted upon a trailer or other non-motorized mobile structure, which may or may not possess wheels. "Portable signs" do not include "A-frame signs" or "manually changeable copy signs". Refer to figure 11-2-C, "Portable Sign", of this definition.

FIGURE 11-2-C PORTABLE SIGN



PRINCIPAL STRUCTURE: A structure where the primary use of the lot is conducted.

PRINCIPAL USE: The primary use of a lot or building as distinguished from an accessory use, which may be designated as a permitted use or a special use.

PROFESSIONAL OFFICE: An establishment that engages in the application, processing, or manipulation of business information or professional expertise, which may or may not offer services to the public or offer health-related outpatient treatment by licensed health professionals. A "professional office" shall not manufacture, assemble, warehouse, or repair goods and products for the retail or wholesale market, or engage in the repair of products or the provision of retail services. "Professional office" may include, but shall not be limited to, medical offices, dental offices, law firms, insurance agencies, accounting firms, real estate agencies, investment firms, and non-profit organizations. "Professional office" does not include "day labor center", "medical marijuana dispensary" or government offices, which are considered "government facilities".

PROJECTING SIGN: A sign attached to a building or other structure that extends beyond the surface of the building and is typically oriented perpendicular to the facade of the building. "Projecting signs" do not include "awning signs" or "marquee signs".

RAIN BARREL: A container for storing rainwater installed above- grade that generally has a capacity of less than five hundred (500) gallons.

RAIN GARDEN: A shallow vegetated basin that collects and absorbs stormwater runoff.

RAINWATER CISTERN: A container for storing rainwater that may be installed either above or below grade.

REAR FACADE: Any facade that faces and is most closely parallel to the rear lot line.

REAR LOT LINE: The boundary of a lot that is most distant from and approximately parallel to the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point in the rear, then the rear lot line shall be considered a line that is ten feet (10') in length between the side lot lines that is most distant from and approximately parallel to the front lot line. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

REAR YARD: The area on a lot extending from the rear facade of a building to the rear lot line between the side lot lines on an interior lot, and between the side lot line and the corner side yard on a corner lot. Refer to figure 10-11-2-3, "Lot Lines And Yards", of this section.

RECREATION EQUIPMENT: Structures typically used for children's active recreation, which may include, but not be limited to swing sets and jungle gyms. "Recreation equipment" does not include "treehouse".

RECREATIONAL VEHICLE: Vehicles or trailers for recreational or utilitarian uses that can be driven, towed, hauled, sailed, or flown. "Recreational vehicles" includes, but is not limited to, snowmobiles, all-terrain vehicles, race cars, off-road vehicles, travel trailers, pull campers, tent trailers, special purpose trailers, cargo trailers, utility trailers, vehicle trailers, power boats, cruisers, jet skis, fishing boats, hunting boats, pontoon boats, personal watercraft, row boats, and sail boats. "Recreational vehicle" does not include "dwelling unit".

REFUSE, RECYCLING, OR GREASE CONTAINER: A receptacle for the disposal of litter, recyclables, or grease.

RESEARCH/DEVELOPMENT FACILITY: A facility in which ideas and technologies are investigated, tested, and refined in industries that may include, but shall not be limited to, electronics, computer hardware and software, communications, information technology, biotechnology, and pharmaceuticals. "Research/development facility" may include the incidental manufacture and/or sale of products developed at the facility.

RESIDENTIAL CARE FACILITY: A group care facility licensed for 24-hour medical or non-medical care of people in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A "residential care facility" includes "assisted living facility", "independent living facility",

"nursing home", hospice, and continuum of care facilities. A "residential care facility" does not include "community residence".

RESIDENTIAL SIGN: A permanent sign located on a lot in a Residential Zoning District.

RESTAURANT: An establishment that prepares and sells food and beverages for consumption on the premises and/or for carry-out. "Restaurant" shall not include refreshment stands incidental to "indoor entertainment", "indoor recreation", "outdoor entertainment", or "outdoor recreation" uses.

RETAIL GOODS ESTABLISHMENT: A commercial enterprise primarily engaged in providing physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. "Retail goods establishment" may include, but shall not be limited to, grocery stores, clothing stores, jewelry stores, appliance stores, electronics stores, furniture stores, office supply stores, bookstores, and sporting goods stores. "Retail goods establishment" does not include "adult use", "gun sales establishment", "medical marijuana dispensary", or "tobacco shop".

REVERSE CORNER LOT: A type of corner lot where the corner side lot line is adjacent to the front lot line of the lot to its rear. See figure 10-11-2-2, "Lot Types", of this section.

RIGHT-OF-WAY: Land dedicated or utilized for a street, trail, sidewalk, utility, railroad, or other similar purpose.

ROOF SIGN (BUILDING-MOUNTED): A sign erected on the roof of a building that projects above the highest point of the roofline or parapet wall.

ROOF SIGN (PAINTED): A sign painted on the surface of the roof of a building or fastened to the roof with adhesives.

SATELLITE DISH: A parabolic antenna designed to send and/or receive television, radio, communication, data, or other similar signals from satellites and antennas.

SCREENING: Structures or landscaping elements used to conceal adjacent buildings or structures.

SELF-SERVICE STORAGE: A facility used for the storage of personal property where individuals rent storage spaces of various sizes on an individual basis.

SHADE TREE: A deciduous tree, generally having a single stem, planted primarily for shade. Trees with an expected canopy of over forty feet (40') are considered large shade trees. Trees with an expected canopy of thirty feet (30') to forty feet (40') are considered medium shade trees.

SHARED PARKING: The use of a parking space to serve two (2) or more individual land uses without conflict or encroachment.

SHED: A relatively small building typically used to store lawn, garden, and/or swimming pool equipment.

SHORT-TERM BICYCLE PARKING: Bicycle parking intended primarily for short-term use. Bicycles are typically secured to short-term parking facilities by means of a bicyclist's own lock.

SIGN: A message, image, display, or object used to advertise, direct attention to, or promote the interests of a person, business, organization, location, product, service, or activity. "Signs" do not include works of art.

SILL: A projecting horizontal architectural feature, often located below a window or door.

SINGLE-UNIT DWELLING: A building that contains one dwelling unit, which is not attached to any other dwelling units.

SMALL WIND ENERGY SYSTEM: A structure that converts wind energy to electric or mechanical power with a rated capacity of not more than one hundred kilowatts (100 kW). "Small Wind Energy Systems" consist of a wind turbine, tower or mounting device, and associated control or conversion electronics intended to reduce on-site consumption of utility power.

SNIPE SIGN: A sign affixed, hung, placed, applied, or posted to any tree, utility pole, hydrant, bench, fence, stake, trash receptacle, sidewalk, curb, parkway, street, median, or similar location, located on either public or private property, without the consent of the property owner.

SOLAR ENERGY COLLECTION SYSTEM: A structure that converts sunlight into electric or mechanical power. "Solar Energy Collection Systems" consist of photovoltaic panels, mounting device, and associated control or conversion electronics intended to reduce on-site consumption of utility power.

SPECIAL USE: A use that has unique characteristics inherent in its operation that may be allowed in a zoning district following administrative review and approval.

SPECIFIED ANATOMICAL AREAS: Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breasts below a point immediately above the top of the areola; and human genitals, or any device worn to simulate human genitals, in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; and fondling or other erotic touching of human genitals, pubic regions, buttocks, or female breasts.

STACKING SPACE: A space designated as a waiting area, or queuing area, for vehicles at a drive-through establishment.

STAIRS: A structure made up of a series of steps used to move from one level of a building or structure to another.

STEALTH DESIGN: A technique that reduces the visual impact of a structure by enclosing, camouflaging, screening, or obscuring the structure in relation to the architectural features of a larger building or structure.

STOOP: A structure made up of stairs and a landing used to access a building or structure.

STORY: The portion of a building included between a floor and the floor above it, or if there is no floor above it, the space between the floor and the ceiling above the floor. A basement shall not be counted as a story.

STREET ADDRESS SIGN: A sign that displays the name or address of the occupant.

STRUCTURAL SOIL: Soil that includes aggregate to support concrete sidewalks and asphalt parking lots while providing nourishment to plant roots.

STRUCTURE: Anything constructed or erected that requires location on the ground or must be attached to something located on the ground.

SWIMMING POOL: An in-ground or aboveground basin of water constructed for swimming or wading.

TANDEM PARKING: A parking area consisting of two (2) or more parking spaces placed one behind the other, with the space nearest to the driveway or street serving as the only means of access to the other space.

TEMPORARY OUTDOOR ENTERTAINMENT: A live event that is intended to be in place for a limited period of time within an outdoor space. "Temporary outdoor entertainment" may include, but shall not be limited to, animal shows, carnivals, circuses, fireworks shows, live music, outdoor theater, and worship services.

TEMPORARY OUTDOOR SALE: The outdoor sale and display of merchandise of a seasonal nature, such as pumpkins or Christmas trees.

TEMPORARY SIGN: A sign that is intended to be displayed for a limited period of time.

TEMPORARY STORAGE CONTAINER: A temporary, moveable structure that may be used for the storage of possessions or products prior to being transported to a storage facility, or for collecting waste and other material associated with the construction and renovation of a structure.

TEMPORARY STRUCTURE: A structure that is intended to be in place for a limited period of time, which is typically constructed without a foundation.

TEMPORARY USE: A use that is intended to be in place for a limited period of time.

TEMPORARY WINDOW SIGN: A sign affixed, hung, placed, applied, or posted on the interior or exterior of a building window or door that is intended to be displayed for a limited period of time.

THROUGH LOT: An interior lot having frontage on two (2) generally parallel streets that do not intersect. On a through lot, both lot lines adjacent to the right-of-way shall be deemed front lot lines. See figure 10-11-2-2, "Lot Types", of this section.

TOBACCO SHOP: An establishment primarily engaged in the sales and display of cigarettes, cigars, chewing tobacco, electronic cigarettes, and other smoking related products.

TOWNHOUSE DWELLING: A building that contains three (3) or more dwelling units where each unit has an individual entrance to the outdoors and each unit is attached vertically using one or more party walls. "Townhouse dwelling" does not include "two-unit dwelling" or "multiple-unit dwelling".

TRANSITIONAL TREATMENT FACILITY: A facility that provides supervision, counseling, and therapy for individuals recovering from addiction that is licensed, certified, or accredited by the appropriate State or Federal agencies, and may dispense pharmaceutical products for off-site use. "Transitional treatment facility" does not include any residential facility.

TREEHOUSE: An accessory structure supported by one or more trees. "Treehouse" does not include "recreation equipment".

TRELLIS: A vertical latticework structure used in a garden to support climbing plants.

TRUCK REPAIR: An establishment that provides services to adjust, align, repair, repaint, and/or replace commercial vehicle and/or truck parts and systems for vehicles that weigh eight thousand (8,000) pounds or more. "Truck repair" includes facilities that sell commercial vehicle and/or truck parts and supplies in an incidental manner to the establishment's repair facilities. "Truck repair" does not include "gas station", "motor vehicle rental", "motor vehicle repair and/or service", "motor vehicle sales", or "truck stop".

TRUCK STOP: An establishment where motor vehicle fuel, including non-petroleum fuel, is stored and dispensed from fixed equipment into commercial vehicles and/or trucks that weigh eight thousand (8,000) pounds or more. A "truck stop" may also include accessory activities such as restaurants, shower facilities, truck washes, and convenience retail stores.

TWO-UNIT DWELLING: A building that contains two (2) dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. "Two-unit dwelling" does not include "townhouse dwelling" or "multiple-unit dwelling".

UNSHIELDED LIGHTING: A fixture that allows light to be emitted above a horizontal plane from the lowest point of the fixture that emits light.

USE: The purpose or activity for which a lot, building, or structure is designed, intended, occupied, or maintained.

UTILITY: The use of land for infrastructure facilities including, but not limited to, services for gas, electricity, water treatment and storage, sewage treatment and storage, telephone, cable television, data, cellular, and fiber.

VARIATION: Authorization granted by the Village to allow development that deviates from the specific regulations of this title.

VEHICLE FOR SALE SIGN: A sign used to sell a new or used vehicle, often placed in the window of the vehicle.

VEHICLE SIGN: A sign attached to or placed on a vehicle that is prominently visible from the public right-of-way where the primary purpose of the vehicle is to advertise a

business, product, or service rather than to be actively used or available for the daily function of the business to which the sign relates. "Vehicle sign" shall not include a vehicle for sale sign advertising a vehicle for lease or sale.

VIDEO DISPLAY SIGN: A sign that displays a message with text, detailed images, or video using digital screens, LED screens, plasma screens, flat screens, video screens, and holographic displays. "Video display sign" shall not include "electronic message sign".

VILLAGE: The Village of Bensenville, Illinois.

VOCATIONAL SCHOOL: A facility that offers instruction in industrial, clerical, commercial, managerial, building trades, or automotive skills. "Vocational school" also includes educational facilities conducted as commercial enterprises, such as driving schools, schools for general educational development, and other privately operated schools that do not offer a complete educational curriculum. "Vocational school" does not include "high school" or "college or university".

WALL: A vertical structure, typically constructed of concrete, stone, brick, masonry, or other similar material, that creates a physical barrier for light and air.

WALL SIGN: A sign mounted flat against the wall of a building or structure that is typically oriented parallel to the wall to which it is attached.

WAREHOUSING, STORAGE, OR DISTRIBUTION FACILITY: An establishment that stores and transports products or equipment, including, but not limited to warehouses, moving companies, storage facilities, freight transportation, and truck terminals.

WARNING SIGN: A sign that communicates a message of warning, danger, or caution, such as "Private Property", "No Trespassing", or "Beware of Dog".

WAYFINDING SIGN: A sign installed within the right-of-way by a government agency for the purpose of improving navigation and/or promoting local amenities.

WHITE ROOF: A roof that is white or light in color that provides high levels of solar reflectance and reduces the heat absorbed by a building or structure.

WINDOW SIGN: A sign affixed, hung, placed, applied, or posted on the interior or exterior of a building window or door which is intended to be viewed from the exterior of a building.

WINDOW WELL: Space maintained around an at grade or below-grade window to provide light, egress, and stormwater drainage.

WIRELESS TELECOMMUNICATION ANTENNA: A structure used to transmit and/or receive communication, data, or other similar signals in order to facilitate the use of wireless devices. "Wireless telecommunications antenna" does not include "antenna" or "satellite dish".

WIRELESS TELECOMMUNICATION FACILITY: A structure used to protect the equipment that processes communication, data, or other similar signals in order to facilitate the use of wireless devices.

WIRELESS TELECOMMUNICATION TOWER: A structure designed and constructed to support one or more "wireless telecommunications antennas" and all devices attached to it. "Wireless telecommunication towers" are typically freestanding and may be of either lattice or monopole construction.

YARD: The area on a lot between the principal structure and the lot line.

YARD SIGN: A temporary freestanding sign that is placed in a yard.

ZONING DISTRICT: A designation given to each lot within the Village under which certain development regulations and requirements are uniform.

ZONING LOT: One or more lots located within a block that is under single ownership and is designated as a unit of land for development by the owner of such land.

ZONING MAP: The map incorporated into this title, which designates the boundaries of the zoning districts of the Village.



STAFF REPORT

HEARING DATE: April 2, 2024 **CASE #:** 2024 – 10

PROPERTY: Village of Bensenville

PROPERTY OWNER: n/a

APPLICANT Village of Bensenville

SITE SIZE: n/a PIN NUMBERS: n/a

REQUEST: Text Amendments, Municipal Code Section Title 10 (Zoning

Ordinance), Chapter 7 (Uses) Chapter 11 (Definitions)

PUBLIC NOTICE:

A Legal Notice was published in the Bensenville Independent on Thursday, March 14, 2024. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.

SUMMARY:

The Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures. The proposed amendments are summarized as follows:

- Designation of a Definition for Electric Vehicles (EVs) and associated terms
- Establishment of Use standards for Electric Vehicle Charging Stations

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X Financially Sound Village

X Quality Customer Oriented Services

X Safe and Beautiful Village

X Enrich the Lives of Residents

X Major Business/Corporate Center

X Vibrant Major Corridors

APPROVAL STANDARDS FOR ZONING TEXT AMENDMENTS:

1) **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Applicant's Response: Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find areas for improvement within the code.

The amendment to the code requirements for Electric Vehicles and Electric Vehicle Charging Stations will not endanger the health, safety, comfort, convenience, and general welfares of the public. The proposed amendments for Electric Vehicle definitions clarify aspects of the installation process for Electric Vehicles and make the process more accessible for village residents. The proposed amendments for Use standards allow Electric Vehicle Charging Standards to have a cohesive appearance and level of safety across the village. The proposed amendments keep in consideration and ensure that the general welfare of the public is not impacted.

2) **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy.

Applicant's Response: The proposed amendments are requested to improve and refine the Zoning Ordinance to allow for orderly development in accordance with modern development techniques and add clarification and flexibility for common residential and commercial property zoning considerations.

3) **Consistent with Ordinance and Plan:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Amendments do not contrast Village goals and guidelines, as the amendments are focused on maintaining and promoting orderly land use patterns and development, protect the Village's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive, and to promote development that sustainably manages environmentally sensitive issues.

	Meets Standard	
Zoning Text Amendment Approval Standards	Yes	No
1. Public Welfare	X	
2. Amendment Objective	X	
3. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 7 (Uses), and Chapter 11 (Definitions).

Respectfully Submitted, Department of Community & Economic Development