COMMUNITY DEVELOPMENT COMMISSION
Village of Bensenville
VILLAGE HALL
March 5, 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

December 5, 2023 Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC Case 2024-01: Consideration of a Variation, Fence in the Corner Side Yard at 145 S Ellis Street for the extension of a fence into the corner side yard

2. CDC Case 2024-02: Consideration of a Variation, Outdoor Storage Setback Requirements, and a Variation, Rooftop Mechanical Equipment Screening Requirements, at 700 Larsen Lane

3. 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

4. CDC Case 2024-04: Consideration of Variations for a new Electronic Message Sign within a new Monument Sign at 500 W Jefferson Street

5. Review of 2024 Village Zoning Map

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:	SUBMITTED BY:	DEPARTMENT:	DATE:
Minutes	Corey Williamsen	Village Clerk's Office	March 5, 2024

DESCRIPTION:
December 5, 2023 Community Development Commission Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

REQUEST:

SUMMARY:

RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
DRAFT_231205_CDC	**2/26/2024**	**Cover Memo**

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

December 5, 2023

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: N. Arquette, E. Summers

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the November 7, 2023 were presented.

Motion: Commissioner King made a motion to approve the minutes as presented. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

Village Planner, Nick Arquette was present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2023-32
Petitioner: Perfect Express Corp.
Location: 611 N IL Route 83
Request: Special Use Permit, Professional Office
Municipal Code Section 10 – 7 – 2 – 1

Motion: Commissioner Wasowicz made a motion to open CDC Case No. 2023-32. 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. 2023-32 at 6:32 p.m.

Village Planner, Nick Arquette, was present and sworn in by Chairman Rowe. Mr. Arquette stated a Legal Notice was published in the Bensenville Independent on November 16, 2023. Mr. Arquette 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. Arquette stated Village personnel posted one Notice of Public Hearing sign on the property, visible from the public way on November 17, 2023. Mr. Arquette stated on November 16, 2023 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Arquette 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. Arquette stated the Petitioner, Perfect Express Corp., is requesting approval of a special use permit to occupy an existing office space for their air-freight brokerage, U.S. customs brokerage, and other related businesses. Mr. Arquette stated Professional Office uses require approval of a special use permit in the I-2 General Industrial District. Mr. Arquette stated the applicant is proposing to occupy 8,000 square feet of office space on the first floor of the existing 3-story office building. Mr. Arquette stated the building is bounded by Thornton's Gas to the south, a trucking company to the east, a similar office building under the same ownership to the north, and IL Route 83 to the west. Mr. Arquette stated the petitioner notes that there will be approximately 15 staff within the office, and that they intend to utilize approximately 15 parking spaces. Mr. Arquette stated per Code requirements, a professional office must provide 1 space per 400 SF of gross floor area. Mr. Arquette stated a minimum of 20 parking spaces must be provided for this use, and these requirements have been met. Mr. Arquette stated per the plat of survey for the property, there are an existing 112 total parking spaces, with 2 of those being accessible parking spaces. Mr. Arquette stated office improvements are expected to be necessary for occupancy of the space. Mr. Arquette stated the applicant has stated that this property will be solely used as office space, and that no delivery or pick-up will be completed within the property.

Mark Baumhart, Patrick Chen and Andrew Shell, were present and sworn in by Chairman Rowe. Mr. Baumhart stated the property recently went through upgrades. Mr. Baumhart stated the property is unique and the owner wants to bring it back to operational.

Commissioner Chambers asked if there were additional plans for landscaping on site. Mr. Baumhart stated just clean-up but they would be open to suggestions.

Commissioner Wasowicz asked if the business will be asset based or solely brokerage. Mr. Chen stated just the office building.

Public Comment

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

Mr. Arquette reviewed the Approval Standards for the proposed Special Use consisting of:

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. This is an office use.

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 special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use. The property to the North at 631 Route 83 is the same size, type and was built at the same time by the same builder.

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.

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Applicant's Response: 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 surrounding area is fully developed.

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 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) **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 is consistent with the intent of the Comprehensive Plan, this title and other land use policies of the Village.

Mr. Arquette stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Special Use Permit, Professional Office, with the following conditions:
   a. The Special Use Permit be granted solely to Perfect Express Corp. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of 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,

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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. Applicant shall submit permits to make necessary repairs to parking lot and to restripe parking to ensure compliance with Illinois Accessibility Code requirements;
c. No trucks may be stored or utilized on the site for any operations in relation to the proposed professional office use. The professional office use shall be the sole use of the tenant space in connection with the requested special use permit. No other truck related uses may be permitted on the property separate from the proposed special use;
d. Any incidents or violations relating to truck use on the property shall cause the revocation of the special use permit, and the petitioner will be required to re-apply at a public hearing of the CDC to allow for the reinstatement of the special use permit on the property;
e. The building shall be updated and repaired as necessary to meet all current code requirements;
f. Building shall not be occupied until all improvements as required by the Fire Marshall and Building Official have been satisfactorily completed as noted in staff report.

There were no questions from the commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2023-32. 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 closed CDC Case No. 2023-32 at 6:39 p.m.

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Motion: Commissioner Rott made a motion to approve the Special Use Permit, Professional Office; Municipal Code Section 10-7-2-1 with Staff's Recommendations. Commissioner Marcotte seconded the motion.

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

Nays: None

All were in favor. Motion carried.

Report from Community Development: Mr. Arquette 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 6:42 p.m.

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Ronald Rowe, Chairman
Community Development Commission

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	03.05.2024

DESCRIPTION:

CDC Case 2024-01: Consideration of a Variation, Fence in the Corner Side Yard at 145 S Ellis Street for the extension of a fence into the corner side yard

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	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 is seeking approval of a variation to construct a fence in the corner side yard of their property.
2. The proposed fence is 5' high cedar wood fencing with an additional 1' of lattice at the top that will extend the fence line into the corner side yard. It will extend 48' feet northeast from the adjacent neighbor's fence before running 104' parallel to Grove Avenue.
3. The proposed fence location does not impact the east 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 145 S Ellis Street with the following conditions:
    1. Fence shall be setback 9 feet at the center point from the north (Grove Avenue) property line, as shown in plans;
    2. Fence shall be 5 feet high with an additional foot of lattice, as agreed by the applicant.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	**2/28/2024**	**Cover Memo**
Aerial & Zoning	**2/28/2024**	**Backup Material**
Legal Notice	**2/28/2024**	**Backup Material**
Application	**2/28/2024**	**Backup Material**
Approval Standards	**2/28/2024**	**Backup Material**
Staff Report	**2/28/2024**	**Executive Summary**
Site Plans	**2/28/2024**	**Backup Material**
Fence Sample	**2/28/2024**	**Backup Material**
Plat of Survey	**2/28/2024**	**Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 3.05.24

CDC Case #2024 – 01

Ryan Medley
145 S Ellis Road

Variation, Fence in the Corner Side Yard
Municipal Code Sections 10 – 7 – 4C – 7a

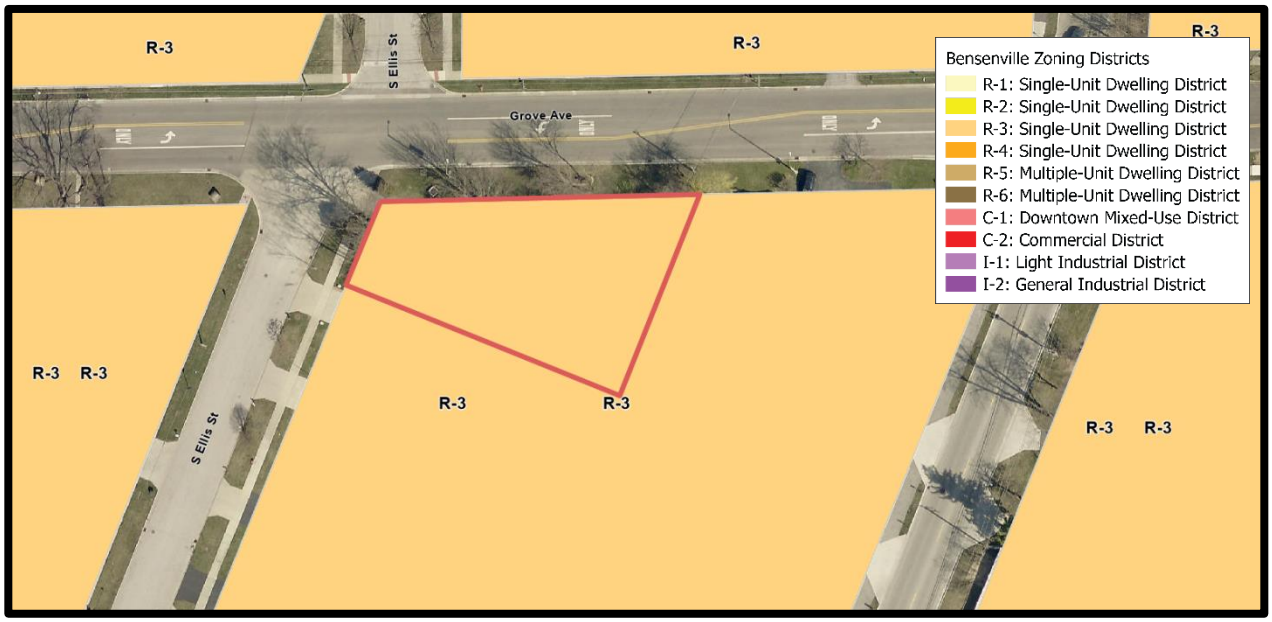
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

CDC# 2024-01

145 S Ellis Street
Ryan Medley
Variation, Fence in the Corner Side Yard
Municipal Code Section 10 – 7 – 4C – 7a

N

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 – 01 to consider a request for:

Variation, Fence in the Corner Side Yard
Municipal Code 10 – 7 – 4C – 7A

At 145 S. Ellis Street 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 22 IN BLOCK 2 IN VOLK BROTHERS BRETWOOD, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 14 AND THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 40 NOTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1927, AS DOCUMENT 235105, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 145 S. Ellis Street, Bensenville, Illinois 60106.

Ryan Medley of 145 S. Ellis Street, 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 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

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

COMMUNITY DEVELOPMENT COMMISSION

DEVELOPMENT REVIEW PROCESS

01.14.2021

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 6:30 PM. 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 non-binding 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 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
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

*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

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

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)

_____

_____

_____

C. PROJECT DATA:

1. General description of the site: _____

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.

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:			
North:			
South:			
East:			
West:			

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.

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 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

_____

Date

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Ryan C. Medley 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 25th day of, January 2024.

Signature

SUBSCRIBED and **SWORN** to

before me this 25 day of, JANUARY 2024

Notary Public

Official Seal
JAIME OCHOA
Notary Public, State of Illinois
Commission No. 898133
My Commission Expires July 16, 2027

Subject: Agreement to Proposed Variations in Accordance with Stipulated Standards

Ryan Medley

145 S. Ellis St.

Bensenville, IL 60106

medleyryan22@gmail.com

919-930-5519

1/23/2024

Village of Bensenville

Attn: Community Development Commission

12 S Center St

Bensenville, IL 60106

Dear Community Development Commission,

I am writing this letter to formally acknowledge and express agreement with the proposed variations outlined below, as they adhere to the established standards and guidelines set forth:

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.

By adhering to these standards, I believe that the proposed variations will contribute positively to the community, ensuring responsible development that aligns with the overarching goals and principles of our municipality.

I hereby confirm the commitment to implement the proposed variations in strict accordance with the aforementioned standards. I understand the importance of upholding the health, safety, and welfare of the public while respecting the character of the surrounding properties and alleviating any undue

hardships. Additionally, I recognize the unique attributes of the subject property and will ensure that the proposed variations represent the minimum deviation necessary to achieve the desired improvements.

Furthermore, I affirm our dedication to aligning with the Comprehensive Plan, this title, and other relevant land use policies of the Village.

Please feel free to reach out if further clarification or documentation is required.

Thank you for your attention to this matter, and I look forward to contributing positively to the community through the implementation of these proposed variations.

Sincerely,

Ryan C. Medley

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE: March 5, 2024
CASE #: 2024 – 01
PROPERTY: 145 S. Ellis Street
PROPERTY OWNER: Ryan Medley
APPLICANT Same as Above
SITE SIZE: 13,629 SF
BUILDING SIZE: N/A
PIN NUMBER: 03-14-314-001
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, 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 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 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 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 cedar wood fencing with an additional 1 foot of lattice that would extend the fence line further into the corner side yard on the Grove St side. The proposed fence location does not extend past the front façade of the adjacent neighbor's house.

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-3	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS 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) Account up to date and no liens.

Police:

1) No comment.

Engineering and Public Works:

1) No comment.

Community & Economic Development**:**

Economic Development:

1) No comment.

Fire Safety:

1) No comment.

Building:

1) No comment.

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 cedar wood fencing with an additional foot of lattice that will extend the fence line further into the corner side yard.
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 Grove St side, roughly 9 feet 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 an additional foot of lattice, which does not exceed the maximum height requirements.

c. Per the proposed plans, the applicant is proposed to extend the fence 48 feet northeast of the end post for the neighbor's fence. This would leave the fence approximately 20 feet from Grove Avenue. The fence would run parallel with the street and connect to the northeast 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. This is what the applicant agreed to.
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 set back from the sidewalk within the public Right-of-Way to ensure that the there is ample spacing between the sidewalk and the fence. There is no sidewalk on the north side of this property. The applicant proposes to ensure the fence is 9 feet from the property line. Staff believes this spacing is adequate.

Applicant Response: Adjusting fence plan to be 5 feet high with 1 foot of lattice on top.

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: 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.

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 145 S. Ellis Street with the following conditions:
    a. Fence shall be setback 9 feet from the north (Grove Avenue) property line, as shown in plans;
    b. Fence shall be 5 feet high with an additional foot of lattice, as agreed to by the applicant.

Respectfully Submitted,
Department of Community & Economic Development

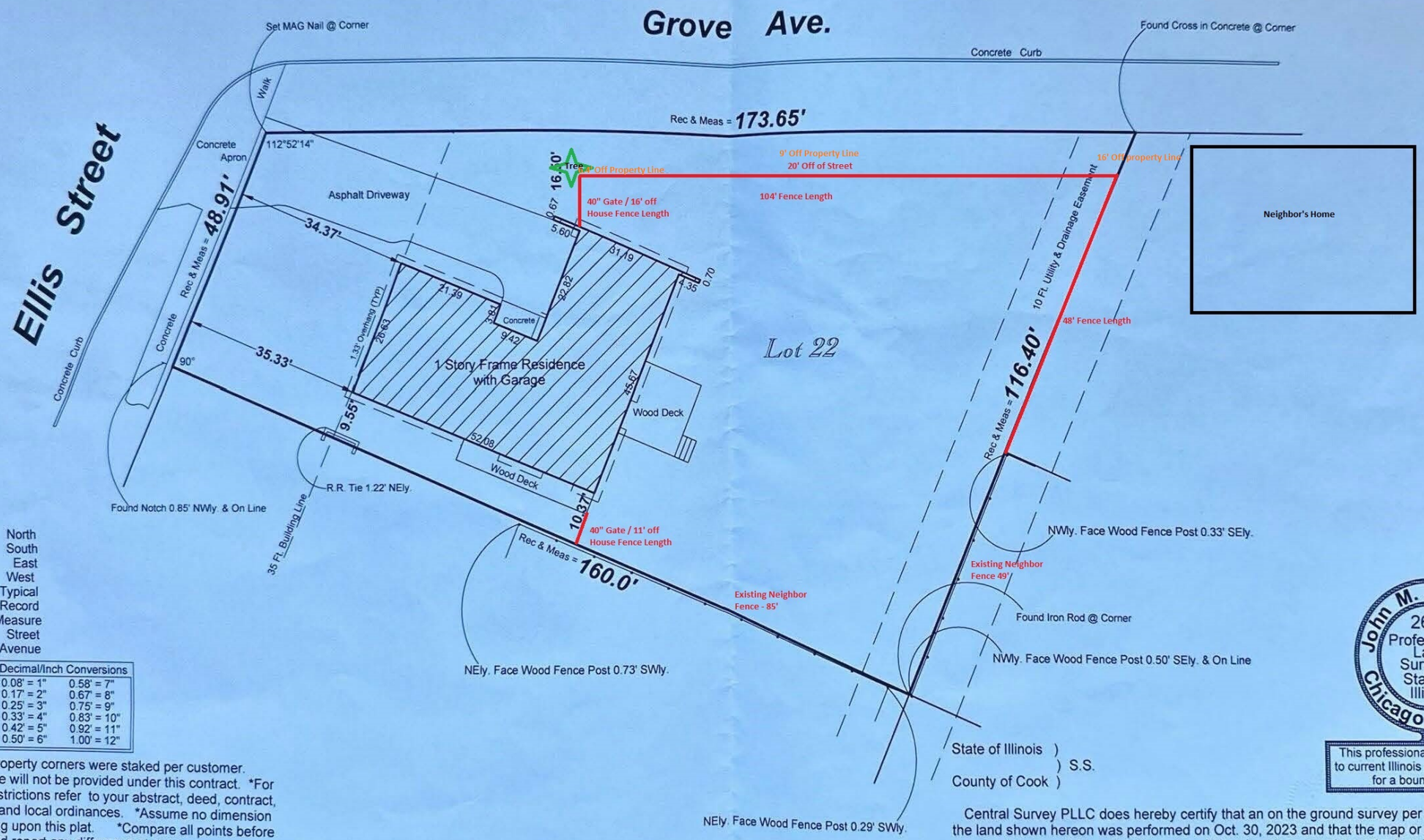
The meeting for the Village of Bensenville CDC Public Hearing will take place on Tuesday, March 5, 2024. A representative must be present for this meeting. The CDC recommendation will be forwarded to the Village Board Committee of the Whole meeting on Tuesday, March 19, 2023. A representative must be present for this meeting. Final decision on the case will be made at this Village Board of Trustees meeting on Tuesday, March 26, 2023. A representative is not required to be present for this meeting.

6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey by Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description
Lot 22 in Block 2 in Volk Brothers Bretwood, being a Subdivision in the Southwest ¼ of Section 14 and the Southeast ¼ of Section15, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 7, 1927 as Document 235105, in DuPage County, Illinois
Commonly Known as: 145 S. Ellis Street, Bensenville, Illinois
Area of Land Described: 13,223 Sq. Ft.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

	Decimal/Inch Conversions	
0.01' = 1/8"		
0.02' = 1/4"	0.08' = 1"	0.58' = 7"
0.03' = 3/8"	0.17' = 2"	0.67' = 8"
0.04' = 1/2"	0.25' = 3"	0.75' = 9"
0.05' = 5/8"	0.33' = 4"	0.83' = 10"
0.06' = 3/4"	0.42' = 5"	0.92' = 11"
0.07' = 7/8"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were staked per customer. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet.
Ordered By: Galanopoulos & Galgan
Order Number: 145D

John M. Henriksen 2668 Professional Land Surveyor State of Illinois Chicago, Illinois

This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
) S.S.
County of Cook)

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Oct. 30, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 30th day of October 2023

John M. Henriksen P.L.S. #2668 (exp.11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)

6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey *by* Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lot 22 in Block 2 in Volk Brothers Bretwood, being a Subdivision in the Southwest ¼ of Section 14 and the Southeast ¼ of Section15, Township 40 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 7, 1927 as Document 235105, in DuPage County, Illinois
Commonly Known as: 145 S. Ellis Street, Bensenville, Illinois
Area of Land Described: 13,223 Sq. Ft.

Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

	Decimal/Inch Conversions	
0.01' = 1/8"		
0.02' = 1/4"	0.08' = 1"	0.58' = 7"
0.03' = 3/8"	0.17' = 2"	0.67' = 8"
0.04' = 1/2"	0.25' = 3"	0.75' = 9"
0.05' = 5/8"	0.33' = 4"	0.83' = 10"
0.06' = 3/4"	0.42' = 5"	0.92' = 11"
0.07' = 7/8"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were staked per customer. *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet.
Ordered By: Galanopoulos & Galgan
Order Number: 145D

John M. Henriksen
2668
Professional Land Surveyor
State of Illinois
Chicago, Illinois

This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois)
) S.S.
County of Cook)

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Oct. 30, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 30th day of October 2023

John M. Henriksen P.L.S. #2668 (exp.11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	03.05.2024

DESCRIPTION:

CDC Case 2024-02: Consideration of a Variation, Outdoor Storage Setback Requirements, and a Variation, Rooftop Mechanical Equipment Screening Requirements, at 700 Larsen Lane

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

- [ ] Financially Sound Village
- Quality Customer Oriented Services
- Safe and Beautiful Village
- Enrich the lives of Residents
- X Major Business/Corporate Center
- Vibrant Major Corridors

REQUEST:

Variation, Outdoor Storge Setback Requirements
Municipal Code Section 10 – 6 – 21 – 1F

Variation, Rooftop Mechanical Equipment Screening Requirements
Municipal Code Section 10 – 7 – 4 – 13b

SUMMARY:

1. The Petitioner, CPI/DSP Larsen Lane Owner, L.L.C, is seeking approval of two variances.
2. The first variation seeks to reduce the 20' setback requirement on the west boundary of the storage area to 2' on the west boundary. They seek this to increase the usable area for outdoor storage while remaining under the allowable 25% of outdoor storage within the lot area.
3. 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.

RECOMMENDATION:

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.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	**2/28/2024**	**Cover Memo**
Aerial & Zoning	**2/28/2024**	**Backup Material**
Legal Notice	**2/28/2024**	**Backup Material**
Application	**2/28/2024**	**Backup Material**
Staff Report	**2/28/2024**	**Executive Summary**
Site Plans	**2/28/2024**	**Backup Material**

Plat of Survey **2/28/2024** **Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 3.05.24

CDC Case #2024 – 02

CPI/DSP Larsen Lane Owner, L.L.C
700 Larsen Lane

Variation, Setback Requirements
Municipal Code Section 10 – 6 – 21 – 1F

Variation, Rooftop Mechanical Equipment Screening Requirements
Municipal Code Section 10 – 7 – 4 – 13b

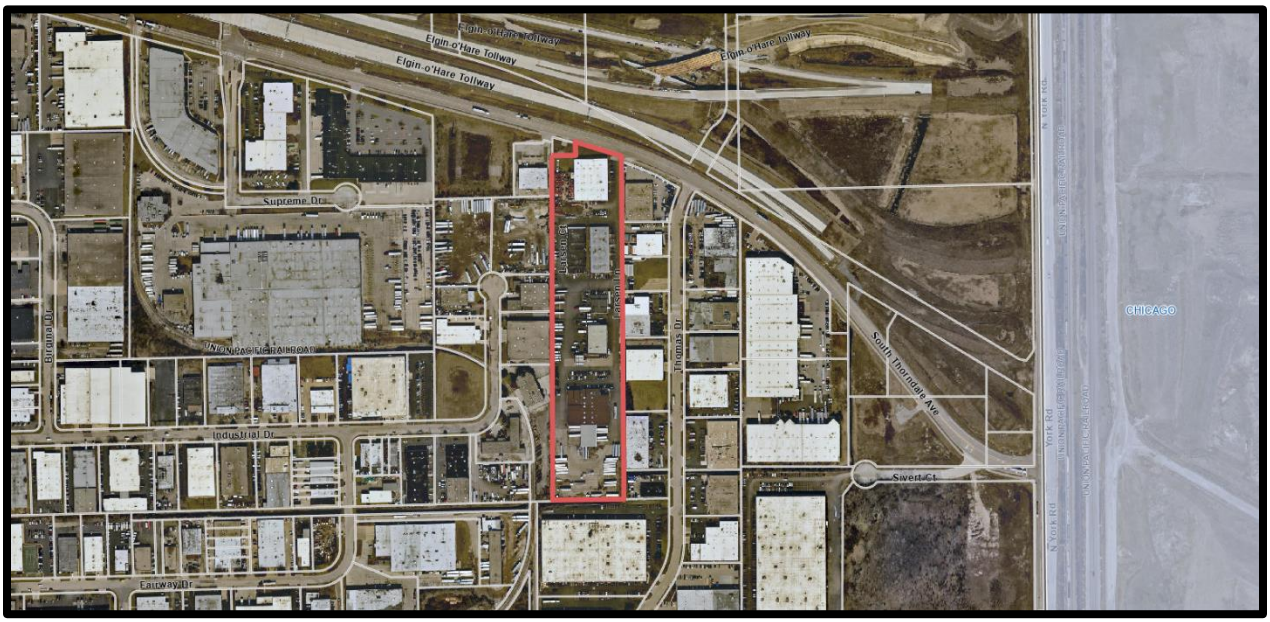
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

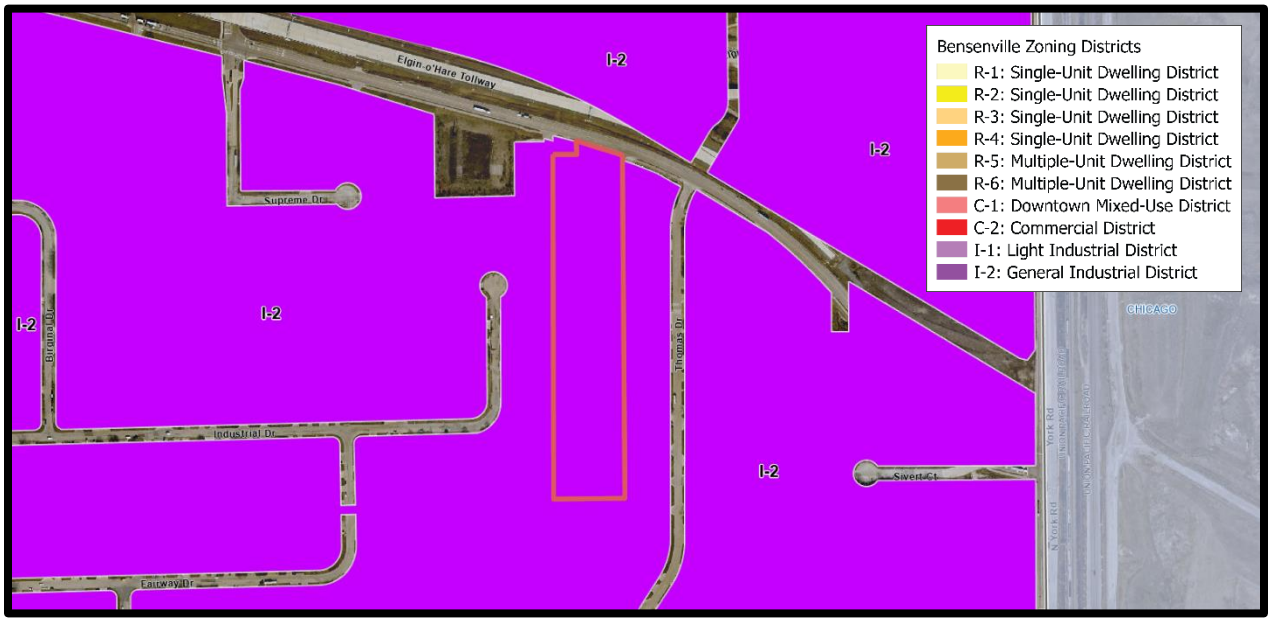
CDC# 2024-02

700 Larsen Lane
CPI/DSP Larsen Lane Owner, L.L.C
Variations, Setback & Rooftop Mechanical Equipment
Municipal Code Section 10 – 7 – 2 – 1, ***

N

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 PM, at which a Public Hearing will be held to review case No. 2024 – 02 to consider a request for:

Variation, Outdoor Storage Area Height
Municipal Code 10 – 7 –3X – 2

Variation, Rooftop Mechanical Equipment Screening Requirements
Municipal Code 10 – 7 – 4 – 13b

At 700 Larsen Lane 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:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 3, OF THE PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAWRENCE AVENUE WITH THE EAST LINE OF SAID LOT 8, BEING ALONG THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 59 DEGREES 02 MINUTES WEST ALONG SAID CENTER LINE, 64.96 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 8, 187.60 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 100.00 FEET THENCE SOUTH 00 DEGREES 10 MUNUTES EAST PARALLEL WITH THE EAST LINE OF SAID LOT 8, 1,503.85 FEET TO THE SOTUH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID DECTION 11; THENCE NORTH 88 DEGREES 53 MINUTES EAST ALONG SAID SOUTH LINE, 155.52 FEET TO THE SOTUHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 10 MUNUTES WEST ALONG THE EAST LINE OF SAID LOT 8, 1,654.05 FEET TO THE PLACE OF BEINNING, CONTAINING 5.581 ACRES, MORE OR LESS AND BEING SITUATED IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO.3, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF LAWRENCE AVENUE)(AND EXCEPT THE EAST 25.0 FEET LYING SOUTH OF THE CENTER LINE OF LAWRENCE AVENUE) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF SECTION H, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF THE PUBLIC ROAD KNOWN AS LAWRENCE AVENUE AND EXCEPT THE EAST 25.0 FEET THEREOF LYING SOUTH OF THE CENTER LINE OF SAID LAWRENCE AVENUE) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64.96 FEET NORTHWEST OF THE NORTHEAST CORNER OF SAID LOT 8: THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 187.6 FEET: THENCE WEST AT RIGHT ANGLES 100.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 248.0 FEET; THENCE SOUTHEASTERLY 116.83 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 700 Larsen Lane, Bensenville, Illinois 60106

CPI/DSP Larsen Lane Owner, L.L.C of 350 West Hubbard Street, Suite 605, Chicago, Illinois 60654 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

BENSENVILLE
COMMUNITY & ECONOMIC DEVELOPMENT

COMMUNITY DEVELOPMENT COMMISSION

DEVELOPMENT REVIEW PROCESS

01.14.2021

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 6:30 PM. 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 non-binding 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 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
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

*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

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☐ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

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)

_____

_____

_____

C. PROJECT DATA:

1. General description of the site: _____

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.

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:			
North:			
South:			
East:			
West:			

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."

CPI/DSP Larsen Lane Owner, L.L.C.

350 West Hubbard Street, Suite 605, Chicago, IL 60654

January 30, 2024

Community Development Commission,

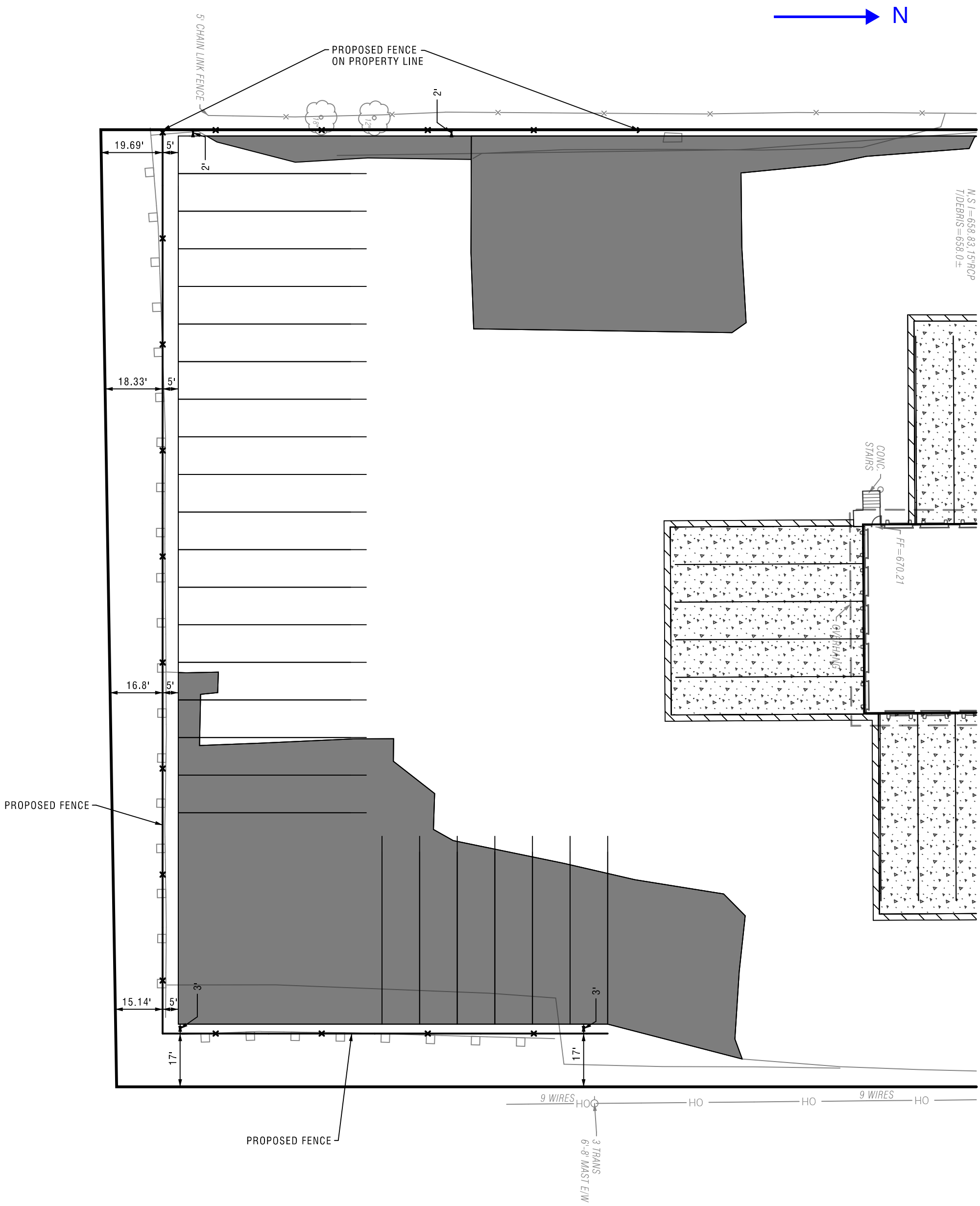
In response to Zoning Plan Review Comments issued on 12/22/23 for Application No 13638, please find below variation requests for your review and approval.

1. Setback Variation: Reference attached Setback Exhibit (dated 02/01/24). It is requested that the 20' setback requirement be reduced on the west boundary of the outdoor storage area located south of 700 Larsen Lane facility to increase the usable area for outdoor storage, while keeping it under the allowable 25% of outdoor storage within the lot area. As shown, it is proposed that the distance from the property line to proposed trailers spaces be 2' on the west. The south and east setbacks will remain over 20'.
    a. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
    b. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
    c. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
    d. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the application.
    e. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
    f. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
2. Rooftop Mechanical Equipment Screening: Reference Sheet M4 of Mechanical Drawings. It is requested to eliminate the requirement for screening of the roof-mounted mechanical unit. Current plans proposed to install 24" tall roof mounted make up air unit. It is located over 10' from any supporting wall and is also located over 1,000 feet from the main ROW.
    a. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
    b. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
    c. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
    d. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the application.
    e. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
    f. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Respectfully,

CPI/DSP Larsen Lane Owner, L.L.C.
350 West Hubbard Street, Suite 605
Chicago, Illinois 60654

SPACECO, INC.
PROJECT
#12548
02/01/24
1" = 30'



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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.

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 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.

CPI/DSP Larsen Lane, L.L.C.
Petitioner/Applicant

1/30/24
Date

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Michael Schack 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 30th day of, January.

Signature

SUBSCRIBED and **SWORN** to

before me this 30 day of, January 2024.

Notary Public

DINA JARRETT
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 25, 2024

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	March 5, 2024
CASE #:	2024 – 02
PROPERTY:	700 Larsen Lane
PROPERTY OWNER:	CPI/DSP Larsen Lane Owner, L.L.C
APPLICANT	Same as Above
SITE SIZE:	4.04 acres
BUILDING SIZE:	32,392 Square feet
PIN NUMBER:	03-11-200-048
ZONING:	I – 2 General Industrial District
REQUEST:	Variation, Setback Requirements *Municipal Code Section 10 – 6 – 21 – 1F* Variation, Rooftop Mechanical Equipment Screening Requirements *Municipal Code Section 10 – 7 – 4 – 13b*

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

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Industrial	Village of Bensenville
North	N/A	Illinois Tollway	N/A	Illinois Tollway
South	I-2	Industrial	Industrial	Village of Bensenville
East	I-2	Industrial/Local Commercial	Industrial	Village of Bensenville
West	I-2	Industrial/Local Commercial	Industrial	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
X	Major Business/Corporate Center
	Vibrant Major Corridors

Finance:

1) Account up to date and no liens.

Police:

1) No Objections.

Engineering and Public Works:

1) No Comments.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) Increased truck storage because of setback variation will likely hamper the ability of emergency vehicles should there be a need.

Building:

1) No Comments.

Planning:

1) The 2015 Comprehensive Plan indicates “Industrial” for this property.
2) The current zoning is I-2 General Industrial District.

3) The applicant is seeking approval of two variations. The first is to reduce the setback requirement from 20' to 2' on the western portion of the property. The second is to remove the screening requirement for rooftop mounted mechanical equipment.
4) Per Village Code Section 10 – 6 – 21 – 1F, the following setback requirements apply:
    a. The minimum rear setback is 20 feet.
    b. Per the proposed plans, the setback would be 2 feet on the southwest portion of the site.
5) Staff is generally supportive of the variation request for reduced setback on the southwest portion of the site only.
6) Per Village Code Section 10 – 9 – 7 – 2, any proposed screening must be opaque to meet Village Outdoor Storage Screening requirements.
    a. If chain link 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.
7) Per Village Code Section 10 – 7 – 4 – 13b, the following Screening requirements apply:
    a. 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. Single-unit dwellings, Townhouse dwellings, and Two-unit dwellings are exempt from the screening requirements for ground-mounted mechanical equipment.
    b. Per the proposed plans, there would be no screening of rooftop mechanical equipment.
8) Staff is generally supportive of the variation request for no screening due to the distance from the right of way and surrounding uses.

Applicant Response: No comment.

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: 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.

Setback	**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	

Rooftop Mechanical Equipment Screening	**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:

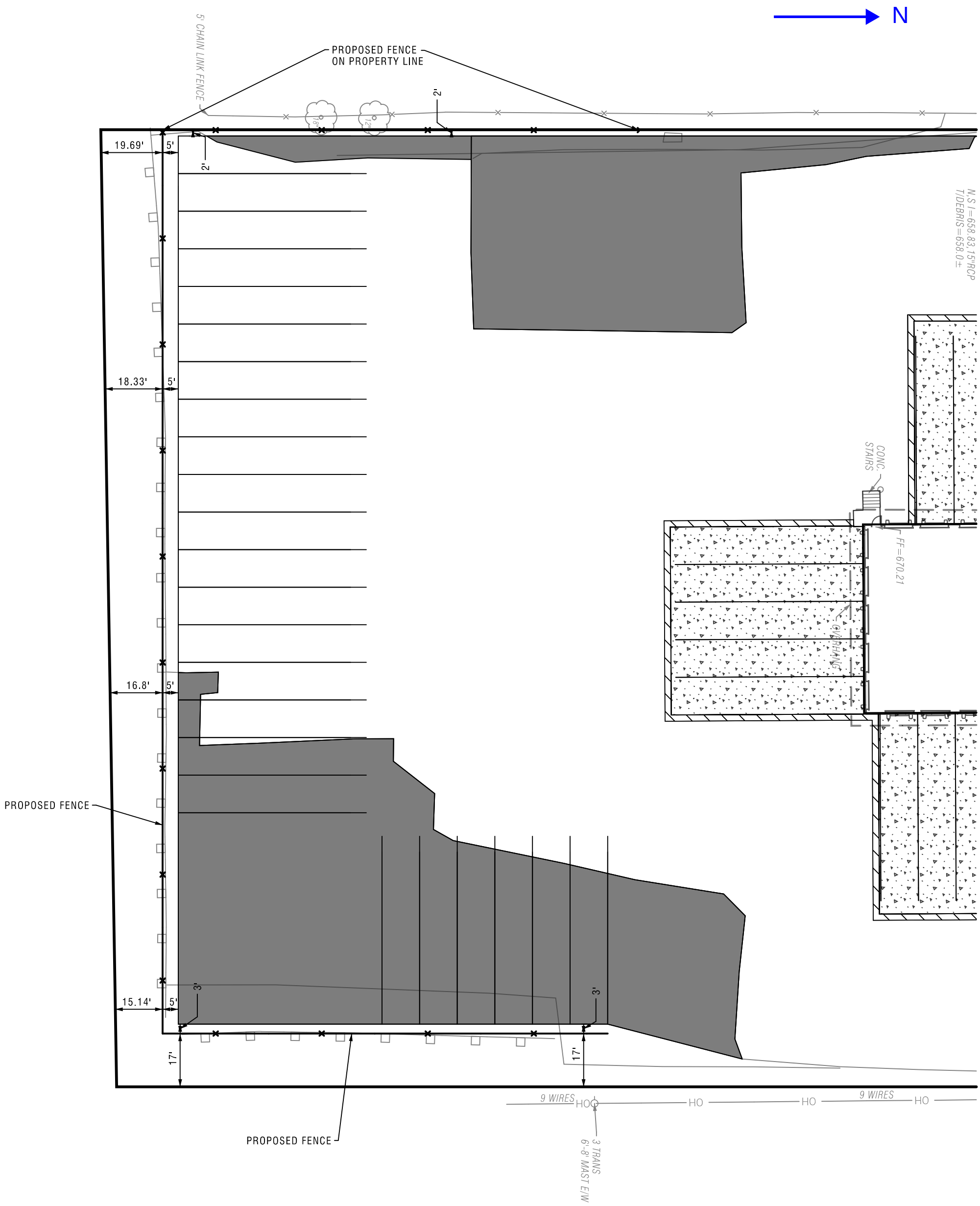
1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Variation for Setback Requirement.
2. Any proposed screening of the outdoor storage must be opaque.

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.

Respectfully Submitted,
Department of Community & Economic Development

The meeting for the Village of Bensenville CDC Public Hearing will take place on Tuesday, March 5, 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, March 19, 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, March 26, 2023. A representative is not required to be present for this meeting.

SPACECO, INC.
PROJECT
#12548
02/01/24
1" = 30'



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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1179977-CHI2 WITH AN COMMITMENT DATE OF MAY 15, 2023.

PARCEL 1:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 3, OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAWRENCE AVENUE WITH THE EAST LINE OF SAID LOT 8, BEING ALONG THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 59 DEGREES 02 MINUTES WEST ALONG SAID CENTER LINE, 64.96 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 8, 187.60 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 100.0 FEET THENCE SOUTH 00 DEGREES 10 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID LOT 8, 1,503.85 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 53 MINUTES EAST ALONG SAID SOUTH LINE, 155.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE NORTH 00 DEGREES 10 MINUTES WEST ALONG THE EAST LINE OF SAID LOT 8, 1,654.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.581 ACRES, MORE OR LESS AND BEING SITUATED IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT LAND TAKEN IN CONDEMNATION CASE NO. 2015-ED-4, AND SHOWN IN FINAL JUDGMENT ORDER RECORDED MARCH 10, 2015 AS DOCUMENT R2015-022893.

PARCEL 2:

LOT 9 IN ADDISON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF LAWRENCE AVENUE) (AND EXCEPT THE EAST 25.0 FEET LYING SOUTH OF THE CENTER LINE OF LAWRENCE AVENUE) IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT LAND TAKEN IN CONDEMNATION CASE NO. 2015-ED-4, AND SHOWN IN FINAL JUDGMENT ORDER RECORDED MARCH 10, 2015 AS DOCUMENT R2015-022893.

PARCEL 3:

THAT PART OF LOT 8 IN ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE, BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION H, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 28.0 FEET THEREOF LYING NORTH OF THE CENTER LINE OF THE PUBLIC ROAD KNOWN AS LAWRENCE AVENUE AND EXCEPT THE EAST 25.0 FEET THEREOF LYING SOUTH OF THE CENTER LINE OF SAID LAWRENCE AVENUE) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 64.96 FEET NORTHWEST OF THE NORTHEAST CORNER OF SAID LOT 8: THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 187.6 FEET: THENCE WEST AT RIGHT ANGLES 100.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 8, 248.0 FEET; THENCE SOUTHEASTERLY 116.83 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 700-770 Larsen Lane, 753-767 Larsen Court, Bensenville IL 60106
3. Flood Zone Classification: The property lies with in Zone "X", Zone "X" Shaded and Zone AE of the Flood Insurance Rate Map Community Panel No. 170443C0077J with an effective date of AUGUST 1, 2019. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 463,362 Square Feet (10.6373 Acres).
6. Zoning Letter/Report was not provided by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey. (c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are 158 regular parking spaces,29 semi trailer and 1 disabled parking spaces clearly designated on the surface of the subject property. Total parking = 188 stalls.
11. Evidence of underground utilities existing or serving the property as determined by field observation. Plans and/or reports were not provided by client at time of survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. Distance to the nearest intersecting street: Thomas Road - 261' East of property.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

NOTES CORRESPONDING TO SCHEDULE B - II

ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1179977-CHI2, COMMITMENT DATED MAY 15, 2023 WAS USED IN PREPARATION OF THIS SURVEY. PIN AS LISTED IN TITLE COMMITMENT: 03-11-200-048, 03-02-401-007.

PART TWO
ITEMS 1 - 7, 14 - 15, 17, 20 NOT SURVEY RELATED
ITEMS 11, 13, 18 - 19 VISIBLE EVIDENCE SHOW IF ANY

9. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, recorded August 6, 1962 as document R62-26450, and the terms and conditions thereof. AFFECTS PROPERTY, AS SHOWN ON SURVEY.

10. Gas Pipe Line Right in favor of Northern Illinois Gas Company, its successors and assigns, recorded November 23, 1962 as document R62-41833, and the terms and conditions thereof. AFFECTS PROPERTY, AS SHOWN ON SURVEY.

11. Gas Pipe Line Right in favor of Northern Illinois Gas Company, its successors and assigns, recorded December 7, 1966 as document R66-47483, and the terms and conditions thereof. AFFECTS LOTS 8 AND 9, UNABLE TO DETERMINE EXACT LOCATION DUE TO DOCUMENT NOT SHOWING TIES TO PROPERTY LINES, LOCATION IS APPROXIMATE PER DOCUMENT R1996-047483 AS SHOWN ON SURVEY.

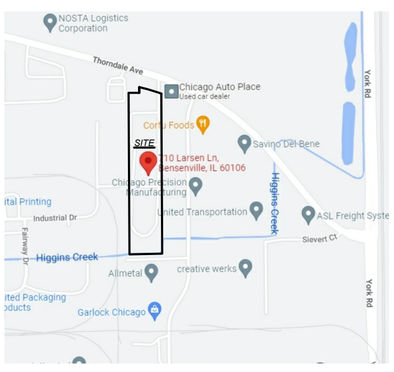
12. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, recorded August 7, 1974 as document R74-40452, and the terms and conditions thereof. AFFECTS PROPERTY, AS SHOWN ON SURVEY.

13. Easement in favor of Illinois Bell Telephone Company, its successors and assigns, recorded August 16, 1982 as document R82-36291, and the terms and conditions thereof. AFFECTS PARCELS 1 AND 2, AS SHOWN ON SURVEY.

16. Easement for Drainage and for other Highway Purposes taken in Condemnation Case No. 2015-ED-4, and shown in Final Judgment Order recorded March 10, 2015 as document R2015-022893, and the terms and provisions contained therein. (For further particulars, see document) AFFECTS PARCELS 1, 2 AND 3, AS SHOWN ON SURVEY.

VICINITY MAP

SCALE 1":1000'



GENERAL NOTES

1. FIELD WORK COMPLETED ON JUNE 12, 2023.
2. NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, GAPS, STRIPS, GORES OR ERRORS IN BOUNDARY LINES OR BETWEEN PARCELS EXIST.
3. PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT.
4. ACCESS TO SUBJECT PROPERTY DIRECT VIA THORNDALE AVENUE.
5. AT TIME OF THIS SURVEY, NO WETLAND MARKERS WERE OBSERVED.

LEGEND OF SYMBOLS & ABBREVIATIONS

(S)	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
(D)	STORM MANHOLE	(F)	FIBER OPTIC MANHOLE/VAULT	[M]	MAIL BOX
	STORM INLET	[T]	TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT	(T)	TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL	[TF]	TRANSFORMER		CROSS CUT
(?)	UNKNOWN MANHOLE	[E]	ELECTRIC METER/PEDESTAL		IRON PIPE
(W)	WELL	(E)	ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT	[C]	CABLE TV RISER/BOX CABLE		MAG NAIL
	WATER VALVE	(C)	TV MANHOLE/VAULT		SECTION MONUMENT
	DOWN SPOUT	(G)	GAS VALVE		BENCH MARK
	SPRINKLER VALVE	[G]	GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE	[A]	AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW	CL.	=CENTERLINE
	LIGHT POLE		DUMPSTER	CONC.	=CONCRETE
	TRAFFIC SIGNAL POLE		HANDICAP STALL	EL.	=ELEVATION
	UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING
	GUY WIRE			INV.	=INVERT
			SANITARY SEWER	MON.	=MONUMENT
			STORM SEWER	P.O.B.	=POINT OF BEGINNING
	W		WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
	FO		FIBER OPTIC LINE	R.O.W	=RIGHT OF WAY
	T		TELEPHONE LINE	SEC.	=SECTION
	E		ELECTRIC LINE	SQ. FT.	=SQUARE FEET
	OHW		OVERHEAD WIRES	W/	=WITH
	CATV		CABLE TELEVISION	(R)	=RECORDED AS
	G		GAS MAIN	(D)	=DEEDED AS
	WET		WETLANDS	(FFE)	=FINISHED FLOOR ELEVATION
			TREE LINE	(GFE)	=GARAGE FLOOR ELEVATION
			NO ACCESS		

CERTIFICATION

To: First American Title Insurance Company
Larsen Enterprise, L.P., an Illinois Limited Partnership

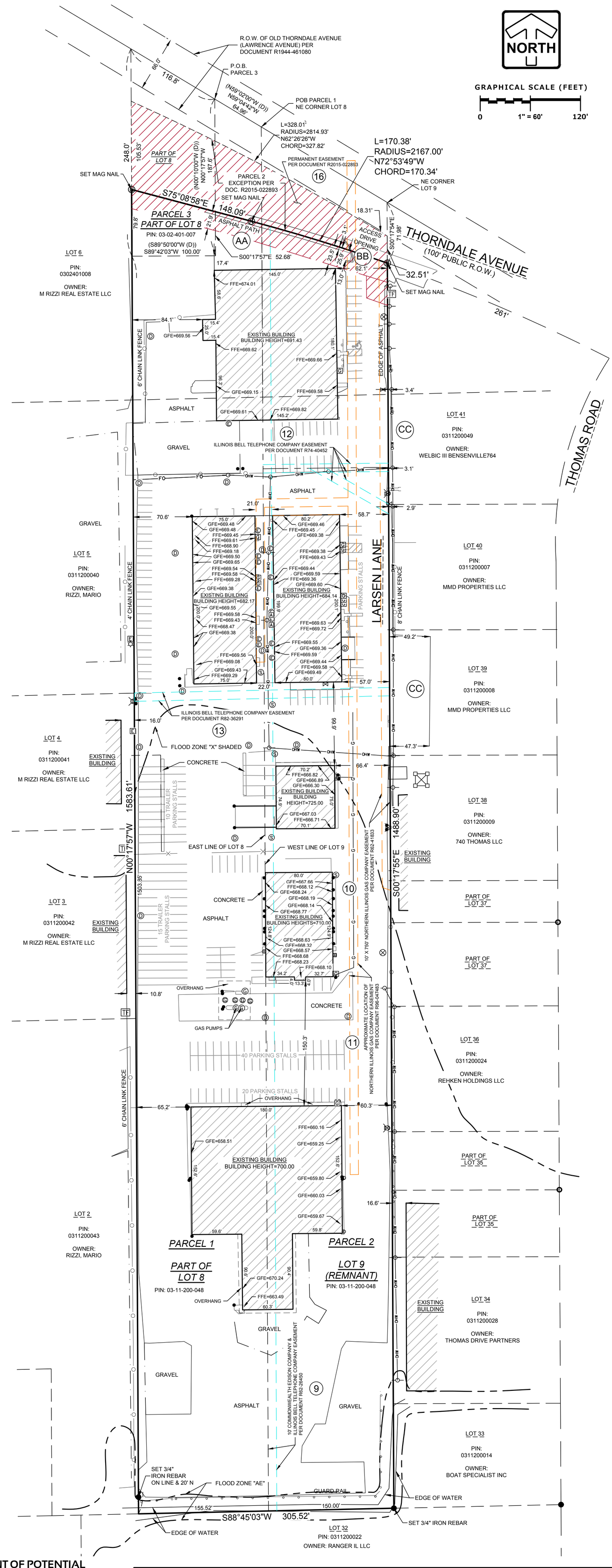
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)1, 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 12, 2023.

Date of Plat: June 21, 2023.

SIGNED _____

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025

PROFESSIONAL LAND SURVEYOR — PAUL A. KUBICEK — 035-003296 — OAK CREEK, WI — STATE OF ILLINOIS



STATEMENT OF POTENTIAL ENCROACHMENTS

(AA) - Asphalt path 3.8' South of Property Line.
(BB) - Curb encroachment 13.0' South of Property Line.
(CC) - Asphalt pavement East of property line.

700-770 LARSEN LANE & 753-767 LARSEN COURT, BENSENVILLE, IL 60106

BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SEC. 2 AND NW 1/4 OF THE NE 1/4 OF SEC. 11, T 40 N., R 11 E, 3RD PRINCIPAL MERIDIAN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
ILLINOIS OFFICE: 1051 E. MAIN STREET - SUITE 217 EAST DUNDEE, IL 60118 (847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No. 3011.00A
PEG PM BDJ
DATE 06/21/2023
SCALE 1"=60'
DRAFTED BY KD

SHEET 1 OF 1

© COPYRIGHT 2023

SURVEY

www.pinnacle-engr.com

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	03.05.24

DESCRIPTION:

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

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village		*Enrich the lives of Residents*
	Quality Customer Oriented Services	X	*Major Business/Corporate Center*
	Safe and Beautiful Village	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:

Staff recommends a continuance of the case to the April 2, 2024 CDC meeting.

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**
Staff Report	**2/29/2024**	**Executive Summary**
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**

BENSENVILLE
GATEWAY TO OPPORTUNITY

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

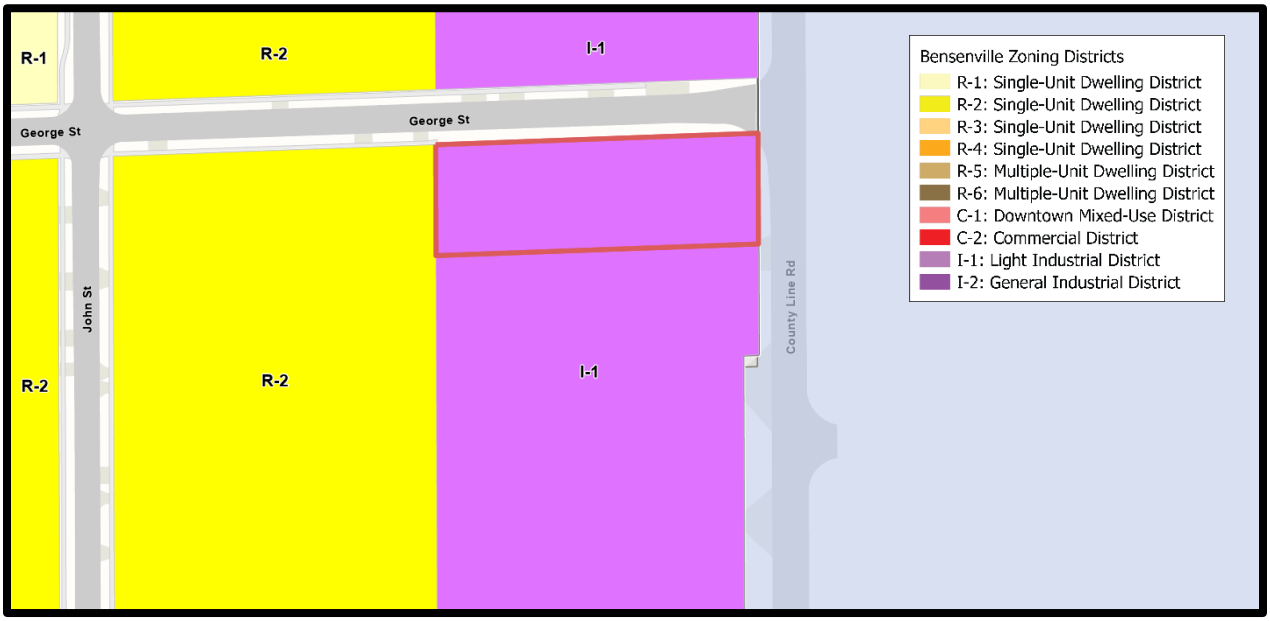
Variation, Tree Replacement Rate Requirements
Municipal Code Section 10 – 9 – 2B1

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

LAND
FOR SALE

N

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

BENSENVILLE
COMMUNITY & ECONOMIC
DEVELOPMENT

COMMUNITY DEVELOPMENT
COMMISSION

DEVELOPMENT REVIEW PROCESS

01.14.2021

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 6:30 PM. 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 non-binding 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 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		
Date of Submission: _____	MUNIS Account #: _____	CDC Case #: _____

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 740 County Line Road, Bensenville, IL

Property Index Number(s) (PIN): 0324406027

A. PROPERTY OWNER:

Ed Ivy	2540 Flournoy LLC	
Name	Corporation (if applicable)	
450 Ferguson Drive		
Street		
Mountain View	CA	94043
City	State	Zip Code
Ed Ivy	650-967-3085	ivye@autochlor.com
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

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☑ Site Plan Review
- ☑ Special Use Permit
- ☑ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

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)

New medium industrial facility in the I-1 district. This is an allowable special use within the district. Facility to be used for warehouse and processing of dishwashing detergents and 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.

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.

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 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.

Edward Olvy

Petitioner/Applicant

1-30-2024

Date

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Edward Ivy 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

30 day of, January, 2024.

Edward Ivy
Signature

SUBSCRIBED and **SWORN** to

before me this 30th day of, January, 2024.

See attached CA Jurat
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 Santa Clara

Subscribed and sworn to (or affirmed) before me on
this 30th day of January, 20 24,
by Edward Ivy

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature AMG

(Seal)

AMY M. W. GARCIA
Notary Public - California
Santa Clara County
Commission # 2354451
My Comm. Expires Apr 14, 2025

charles vincent george
ARCHITECTS

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.

charles vincent george
ARCHITECTS

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.*

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

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

   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 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.*

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

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

   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.

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.

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	March 5, 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 – 2B1*

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	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	I-1	Industrial/Commercial	Commercial/Industrial Flex	Village of Bensenville
East	I-2	Industrial	Industrial	Village of Franklin Park
West	R-2	Single Family Home	Single-Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

- [ ] 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 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.

<u>Community & Economic Development</u>**:**

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:

Staff recommends a continuance of Findings in order to provide due diligence in reviewing updated submittal information.

Respectfully Submitted,
Department of Community & Economic Development

The meeting for the Village of Bensenville CDC Public Hearing will take place on Tuesday, March 5, 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, March 19, 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, March 26, 2023. A representative is not required to be present for this meeting.

PRELIMINARY ENGINEERING PLANS

AUTO-CHLOR

740 COUNTY LINE ROAD
BENSENVILLE, IL 60106

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

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. DIRECTOR

SANITARY/STORM/WATER SERVICE
VILLAGE OF BENSENVILLE, PUBLIC WORKS
12 SOUTH CENTER ST.
BENSENVILLE, IL 60106
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EMAIL: MPATEL@BENSENVILLE.IL.US
CONTACT: MEHUL PATEL

PUBLIC WORKS DEPARTMENT
VILLAGE OF BENSENVILLE
717 E. JEFFERSON STREET,
BENSENVILLE, IL 60106
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COOK COUNTY DEPARTMENT OF TRANSPORTATION
69 WEST WASHINGTON ST, 24TH FLOOR
CHICAGO, IL 60602
TEL: (312) 603-1670
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NATURAL GAS COMPANY
NICOR GAS
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WEST SHORE/ BUCKEYE
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POWER COMPANY
COMED
TEL: (630) 705-7439
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CROWN CASTLE FIBER
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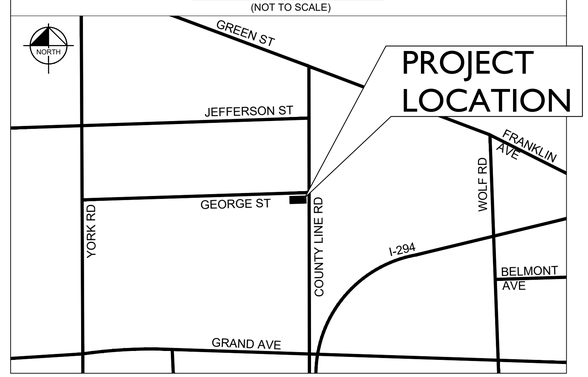
EMAIL: MICHAEL.KYRIAZAKOS@CROWNCASTLE.COM
CONTACT: MICHAEL KYRIAZAKOS

LOCATION MAP
(NOT TO SCALE)



Sheet List Table	
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C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C4.2	EROSION CONTROL DETAILS
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C6.0	UTILITY PLAN
L0.0	TREE PRESERVATION & REMOVAL PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

PROJECT TEAM

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NAPERVILLE, IL 60563
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TRAFFIC ENGINEER
RORY FANCIER-SPLITT, AICP, PTP
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EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
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LANDSCAPE ARCHITECT
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KIMLEY-HORN | 4201 WINIFIELD ROAD, STE. 600
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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
ELEVATION = 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

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

LICENSED PROFESSIONAL ENGINEER JOHN W. GROSS 062-072176 STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Date of Expiration: 11-30-25

No.	REVISIONS	DATE	BY
1	VILLAGE PLANNING COMMENTS #1	2/12/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JWG

charles vincent george ARCHITECTS

TITLE SHEET

AUTO-CHLOR
740 COUNTY LINE ROAD
BENSEVILLE, IL 60106

ORIGINAL ISSUE: 01-04-2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\268230004_CVG_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C0.0 - TITLE SHEET.dwg C0.0 Feb 06, 2024 4:42pm by: Joseph.DAlolo
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING, LTD.
   2631 GINGER WOODS PKWY, STE. 100
   AURORA, IL 60502
   TEL: (630) 820-9100

   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 THE CURRENT CONDITIONS.

2. 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 THE FIRST EDITION.

   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.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. 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.

7. 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. FAILURE 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.

8. 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 AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, TIME OF PERFORMANCE, OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE 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 DIRECTED BY THE OWNER.

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 THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

    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 CONTRACTOR.

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. ALL 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 INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE 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.

21. 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 DISPOSAL.

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 THE 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 NO ADDITIONAL COST TO THE OWNER.

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 AND STARTING WORK.

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.

29. 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 FLOW/RUNOFF 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 OWN 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.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 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 IS 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 ALLOWING IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

22. 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 METHODS:

   2.2.1. SCARIFY, DISC, AND AERATE.

   2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

   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.

23. 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 ELEVATIONS. THE CONTRACTOR SHALL PROVIDE A WRITTEN REPORT SHALL BE PREPARED 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.

24. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

   3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN ONE (1) 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 DIRECTION OF TRAVEL.

   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 DESIGN 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 METAL EXPANSION TUBES.

   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.

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

   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 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. FLEXIBLE PAVEMENT

   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 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 APPROVED.

   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 ENGINEER 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 SURFACE FOR THE PLACEMENT 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.

5. TESTING AND FINAL ACCEPTANCE.

   5.1. 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 WHICH WILL BE USED TO DETERMINE THE PURPOSE OF THICKNESS VERIFICATION.

   5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO 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.

6. 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 PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. 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.

2. 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.

3. 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).

4. 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 THE MUNICIPALITY.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.

7. 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.

8. 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 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.

3. 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.

4. 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.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. 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. TESTING AND FINAL ACCEPTANCE

   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

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE AND BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

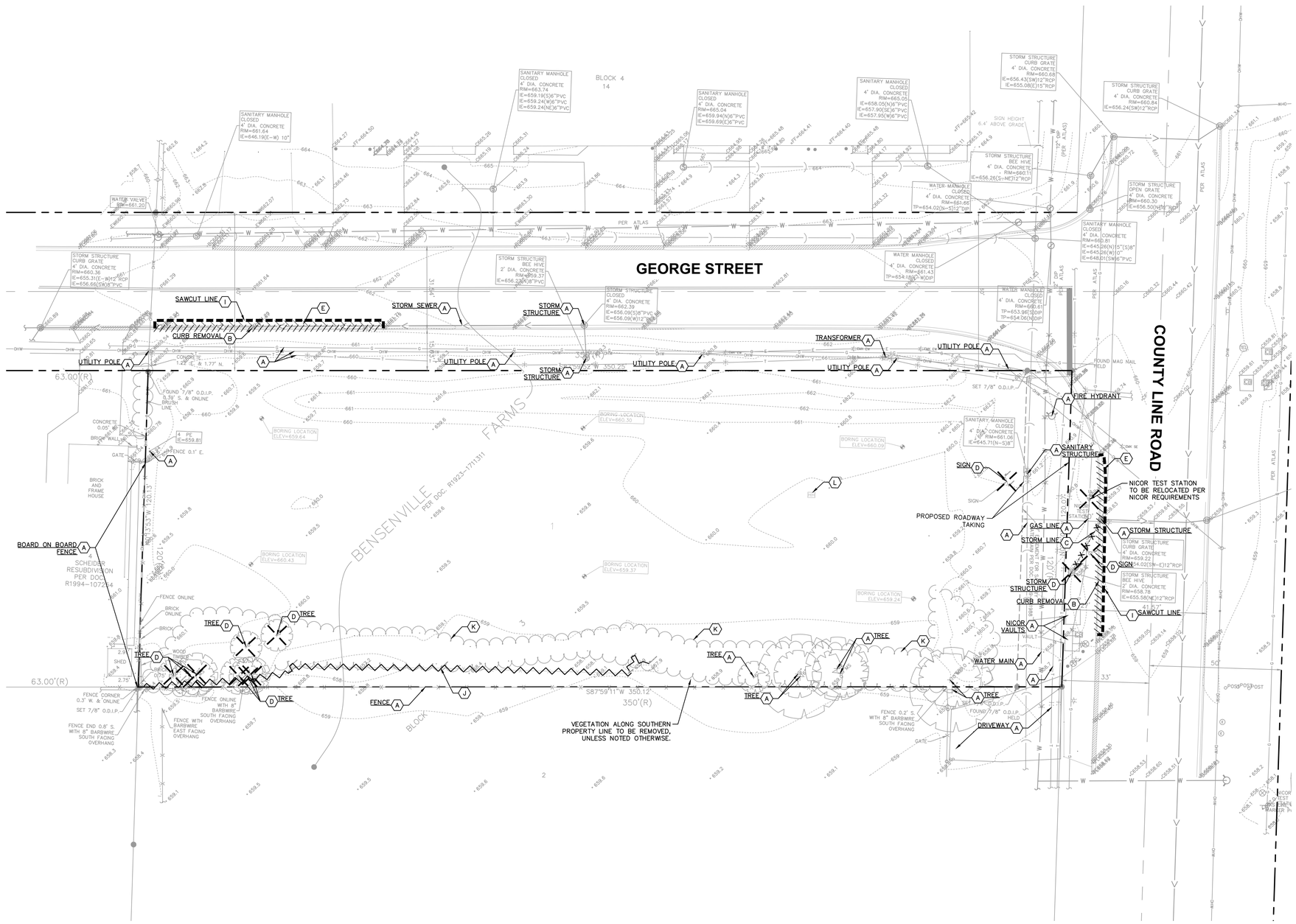
   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   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 SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. 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 SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUB



NORTH

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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. 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.
3. 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.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED 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.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE 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.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. 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 BE 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.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD 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 CONSTRUCTION COMMENCES.
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 EROSION CONTROL REQUIREMENTS.
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

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C	UTILITY REMOVAL
D	ITEM TO BE REMOVED
E	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F	CONCRETE REMOVAL
G	BUILDING REMOVAL
H	ASPHALT 1.5" MILL
I	SAWCUT LINE
J	FENCE REMOVAL
K	VEGETATION ALONG SOUTHERN PROPERTY LINE TO BE REMOVED, UNLESS OTHERWISE NOTED.
L	CONTRACTOR TO COORDINATE HANDHOLE REMOVAL PER PROVIDER REQUIREMENTS.

No.	REVISIONS	DATE	BY
1	VILLAGE PLANNING COMMENTS #1	2/12/24	JMD

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PHONE: 630-487-5550
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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JWG

charles vincent george ARCHITECTS

EXISTING CONDITIONS & DEMO PLAN

AUTO-CHLOR
740 COUNTY LINE ROAD
BENSEVILLE, IL 60106

ORIGINAL ISSUE: 01-04-2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C2.0

Drawing name: K:\CHS_LDEV\268230004_CVC_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMO PLAN.dwg C2.0 Feb 06, 2024 4:42pm by: Joseph.DiAdio
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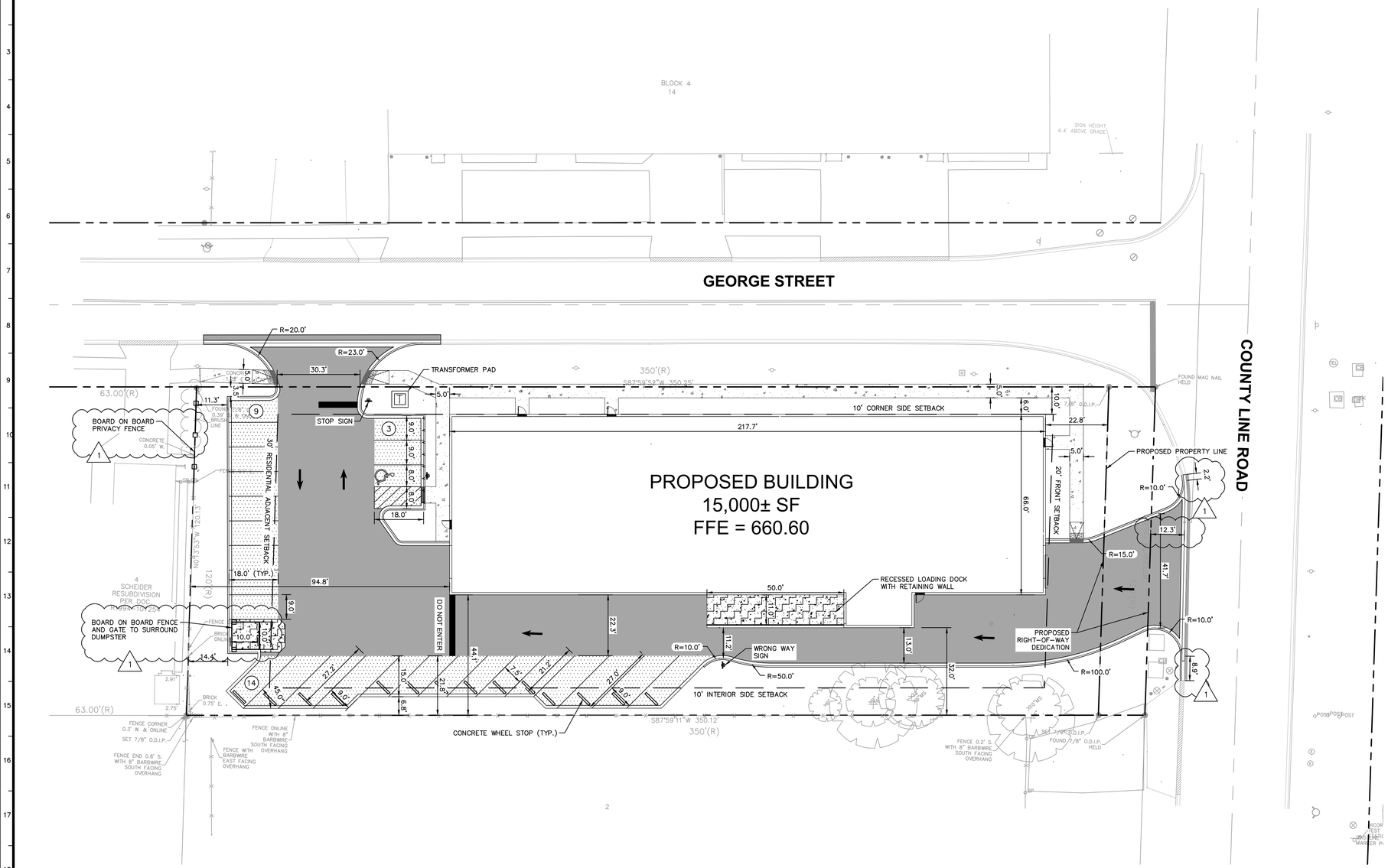


GENERAL NOTES

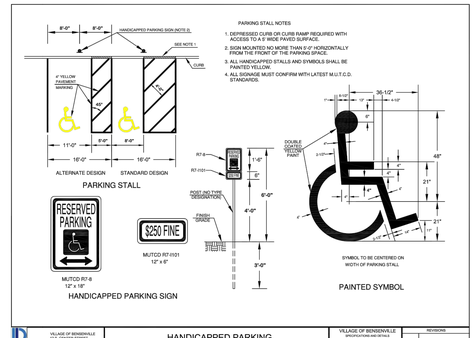
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

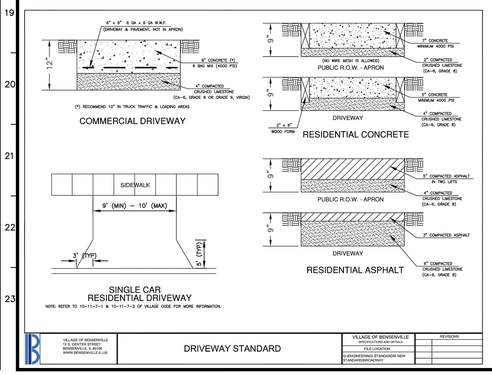
PAVING AND CURB LEGEND

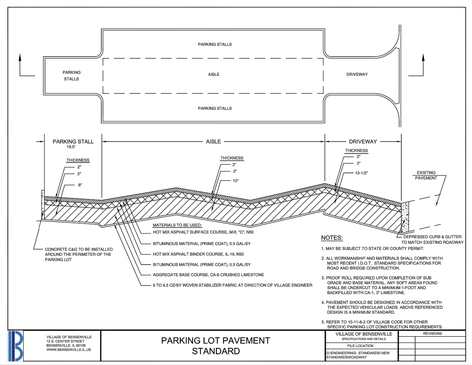
- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

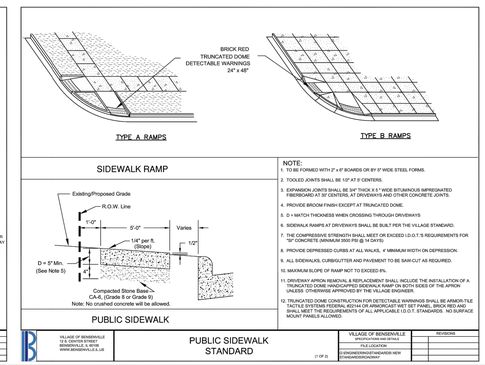
PARKING SUMMARY

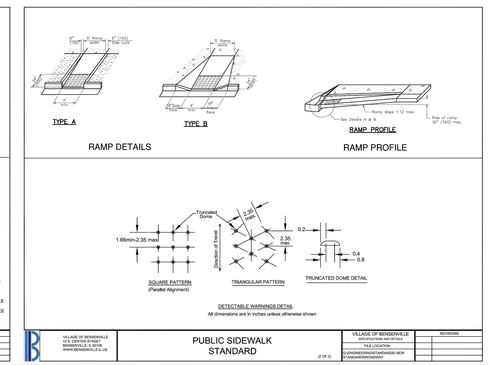
PARKING SPACES REQUIRED (CITY STANDARD)	=	15	SPACES
PARKING SPACES PROVIDED	=	19	SPACES
COMPACT PARKING SPACES REQUIRED	=	6	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	1	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	26	SPACES











LAND COVER LEGEND

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

1

No.	REVISIONS	DATE	BY
1	VILLAGE PLANNING COMMENTS #1	2/12/24	JMD

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WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JWG

charles vincent george ARCHITECTS

SITE PLAN

AUTO-CHLOR
740 COUNTY LINE ROAD
BENSENVILLE, IL 60106

ORIGINAL ISSUE: 01-04-2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C3.0

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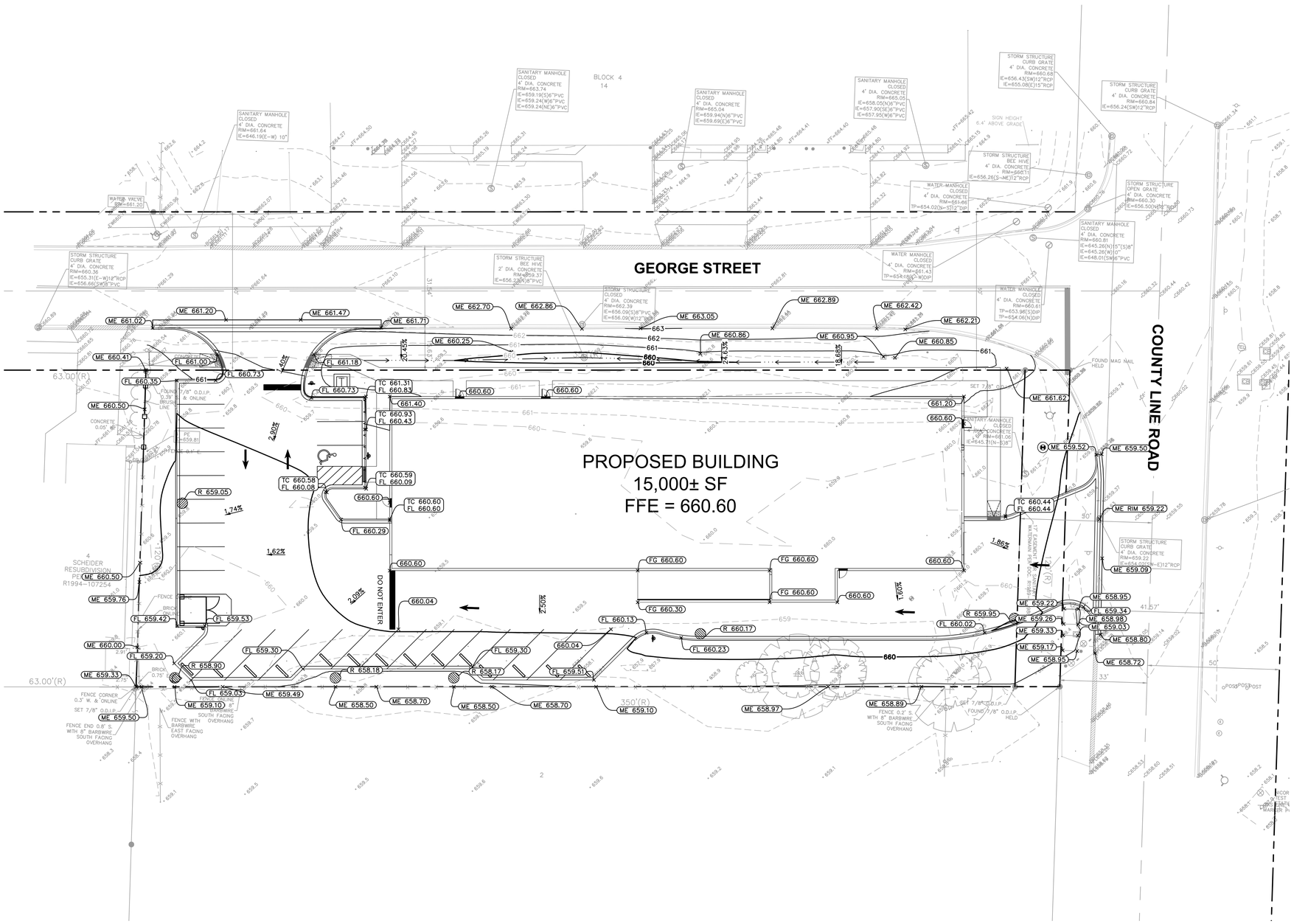
Drawing name: K:\CHS_LDEV\268230004_CVG_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Feb 06, 2024 4:42pm by: Joseph DiAcio



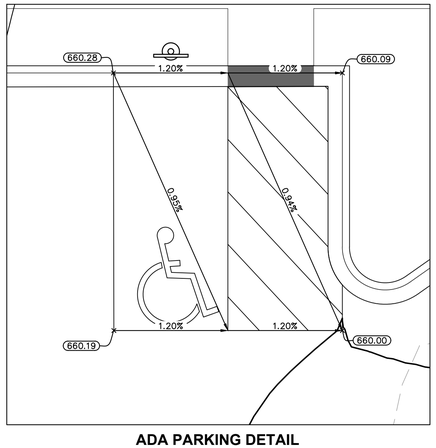
Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. 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 LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
——XXX——	PROPOSED CONTOUR
– – XXX – –	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	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
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)



ADA PARKING DETAIL
1" = 5'

No.	REVISIONS	DATE	BY
1	VILLAGE PLANNING COMMENTS #1	2/12/24	JMD

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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JWG

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GRADING PLAN

AUTO-CHLOR

740 COUNTY LINE ROAD
BENSEVILLE, IL 60106

ORIGINAL ISSUE: 01-04-2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\268230004_CVS_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg C5.0 GRADING PLAN Feb 06, 2024 4:43pm by: Joseph.DAiolo
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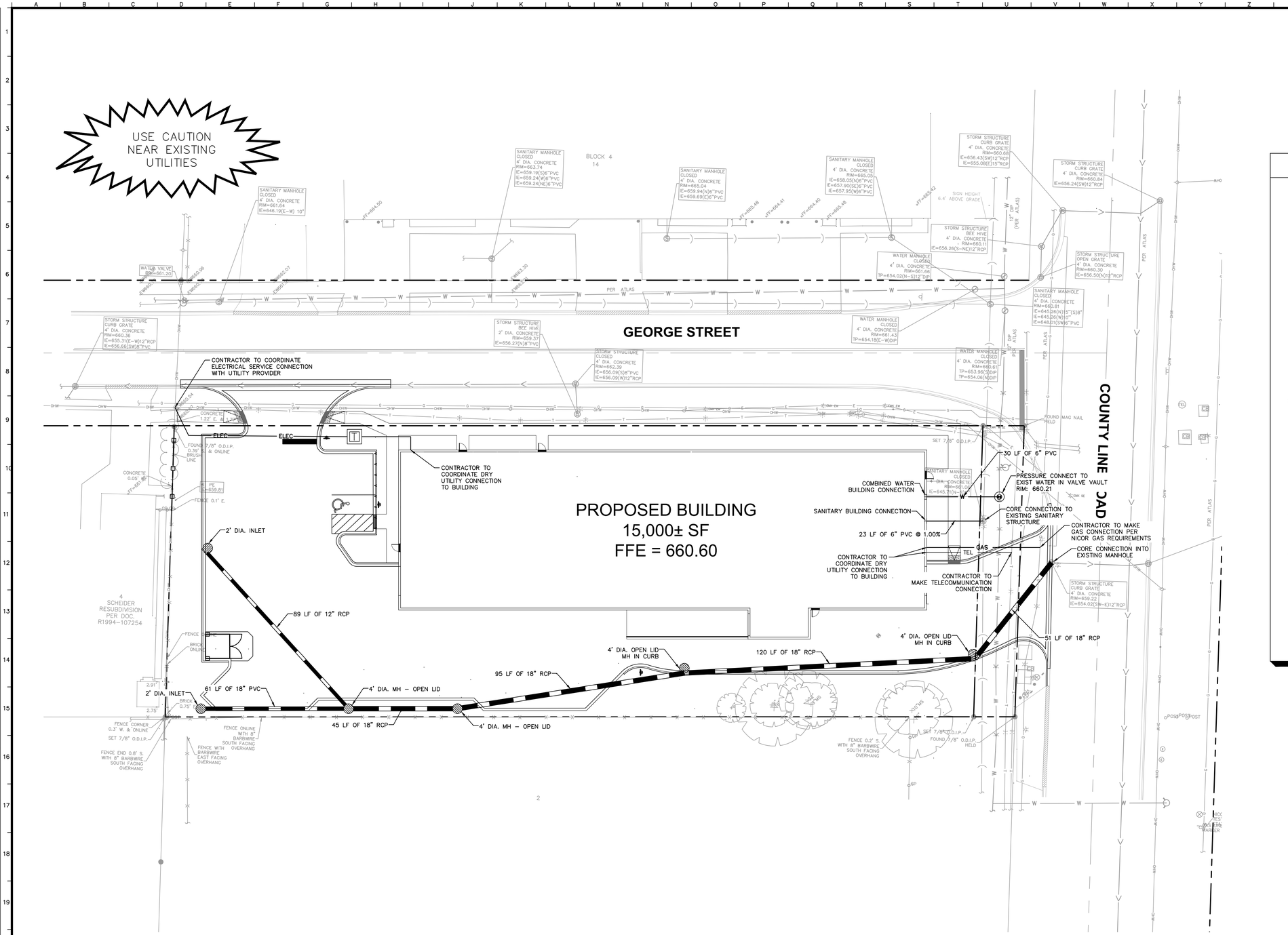

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

UTILITY LEGEND

W W	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. WATER MANHOLE
	EX. SANITARY SEWER LINE
S	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE
G G	EX. GAS LINE
	EX. GAS METER
E E	EX. UNDERGROUND ELECTRIC LINE
T T	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	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
W W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

No.	REVISIONS	DATE	BY
1	VILLAGE PLANNING COMMENTS #1	2/12/24	JMD

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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

charles vincent george ARCHITECTS

UTILITY PLAN

AUTO-CHLOR

740 COUNTY LINE ROAD
BENSEVILLE, IL 60106

ORIGINAL ISSUE: 01-04-2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\268230004_CVG_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.0 Feb 06, 2024 4:43pm by: Joseph.DAcia
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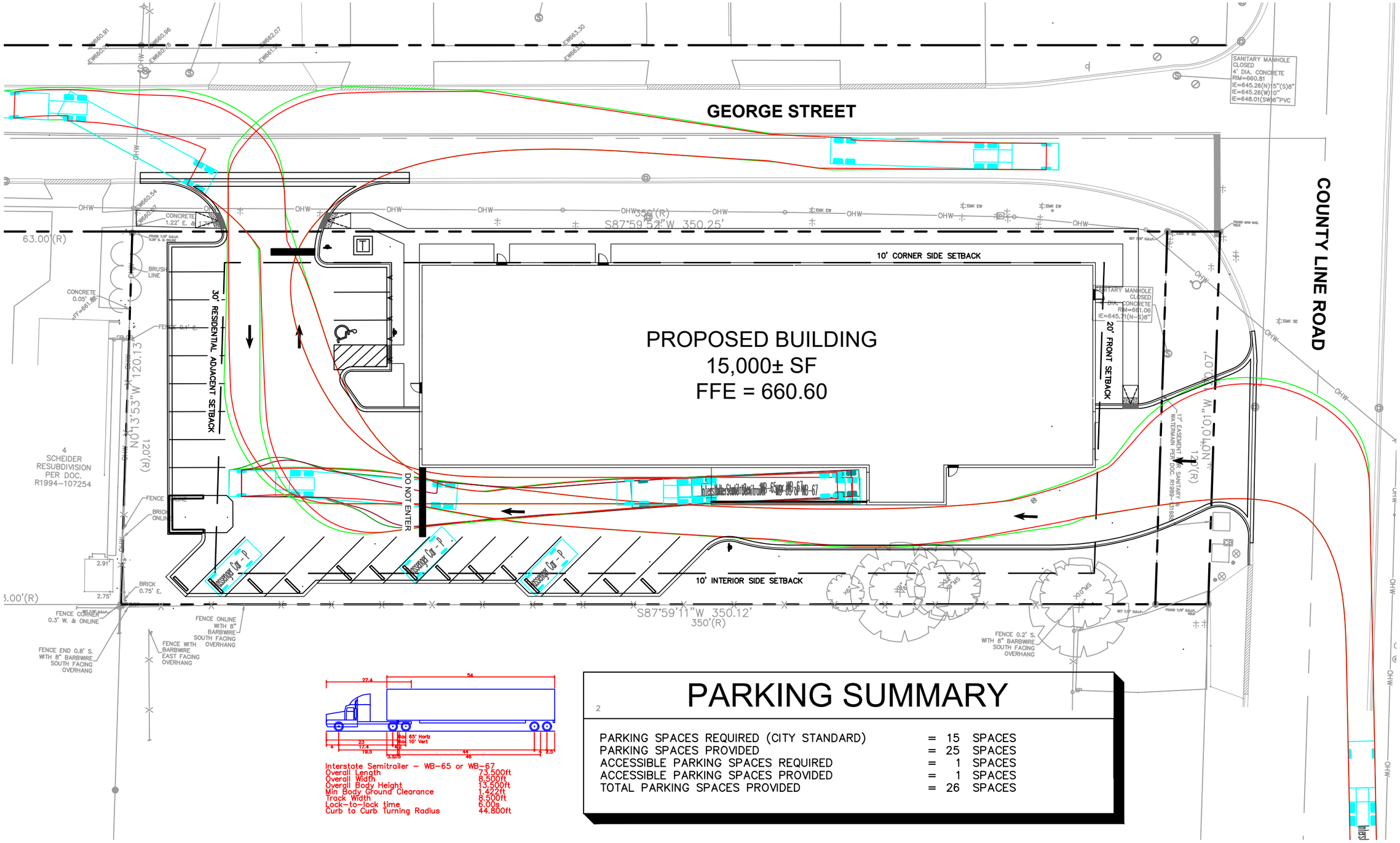


PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	15	SPACES
PARKING SPACES PROVIDED	=	25	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	1	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	26	SPACES

Kimley»Horn

Auto-Chlor - Bensenville

SITE PLAN
01/17/2024

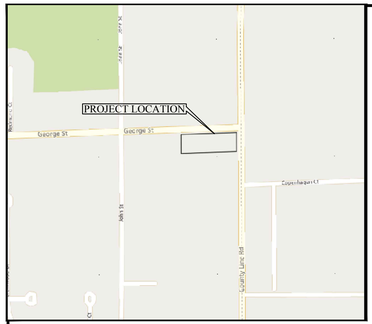
0 15 30 60

NORTH

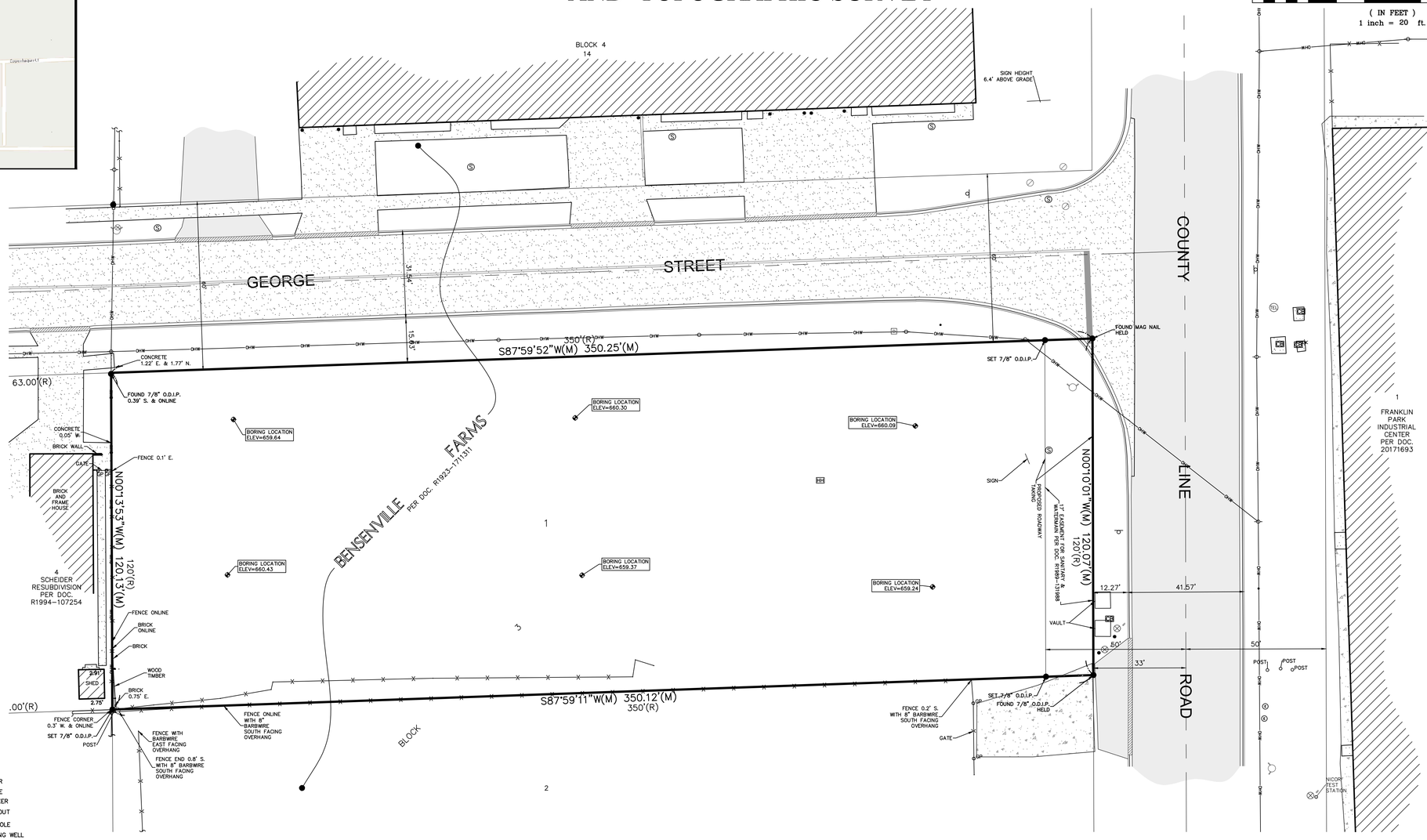
ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

X



VICINITY MAP
NO SCALE



AREA SUMMARY
(TO HEAVY LINES)
42,036 SQUARE FEET
OR
0.965 ACRES
(BASED ON MEASURED VALUES)

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
PE = POLYETHYLENE PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

LIMITS OF LAND PER LEGAL DESCRIPTION
ADJACENT LAND
PARCEL LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE

LEGEND

FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
CONCRETE MONUMENT
CROSS IN CONCRETE
MANHOLE
STORM STRUCTURE
SANITARY MANHOLE
CLEANOUT
FLARED END SECTION
TRANSFORMER PAD
ELECTRIC MANHOLE
ELECTRIC BOX
ELECTRIC PEDESTAL
ELECTRIC MARKER
ELECTRIC METER
UTILITY POLE
UTILITY POLE W/LIGHT
UTILITY POLE W/TSF
GUY POLE
OVERHEAD TRAFFIC SIGNAL
TRAFFIC SIGNAL MANHOLE
LIGHT
LIGHT POLE
HAND HOLE
VALVE VAULT
FIRE HYDRANT
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
SIAMESE WATER CONNECTION
WATER MARKER
WATER METER
VALVE BOX
B/BOX
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
TELEPHONE NETWORK INTERFACE
COMMUNICATION MARKER
COMMUNICATION PEDESTAL
CABLE TELEVISION PEDESTAL
CONTROL BOX
WETLAND FLAG

GAS METER
GAS VALVE
GAS MARKER
DOWN SPOUT
BORING HOLE
MONITORING WELL
GATE POST
BOLLARD POLE
SIGN
FLAG POLE
MAILBOX
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC LINE
OVERHEAD WIRES
COMMUNICATION LINE
FIBER OPTIC LINE
CONIFEROUS TREE W/APPROX. DIAMETER
DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM
(DRIP LINE SHOWN IS APPROXIMATE)
TREE LINE
+ ELEVATION
BITUMINOUS PAVEMENT
CONCRETE SURFACE
DEPRESSED CURB
GRAVEL SURFACE
LANDSCAPE AREA
STONE SURFACE
DETECTABLE TACTILE WARNING SURFACE
BRICK PAVERS
WOOD FENCE
CHAIN LINK FENCE
METAL FENCE
METAL GUARDRAIL
OVERHEAD TRAFFIC ARM

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
ELEVATION = 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:

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

NOTES

X

GENERAL NOTES

X

SURVEYOR'S CERTIFICATION

12/19/2023.

NO.	REVISIONS	DATE	BY

DATE: 12-28-23 | PC CS | DRAWN BY CJC | CHECKED BY SK | BOOK 680 PG 24-27

CLIENT
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WARRENVILLE, IL 60555
PHONE: 630-487-5550 FAX: 630-487-5555
WWW.KIMLEY-HORN.COM

PROJECT
740 County Line Road
Bensenville, Ill.

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9200 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

PROJ. NO.: 23.0287

J:\PSDATA\2023 PROJECTS\23.0287\23.0287 ALTA TOPO.DWG

charles vincent george
ARCHITECTS

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.

8. 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.

9. 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.

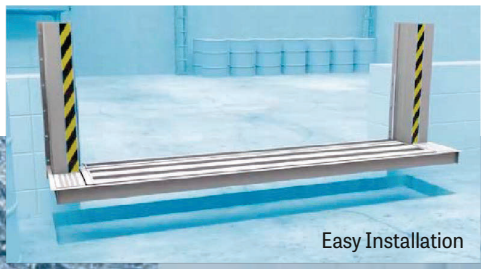
Attachment "A"
Pop-up Spill Containment Barrier

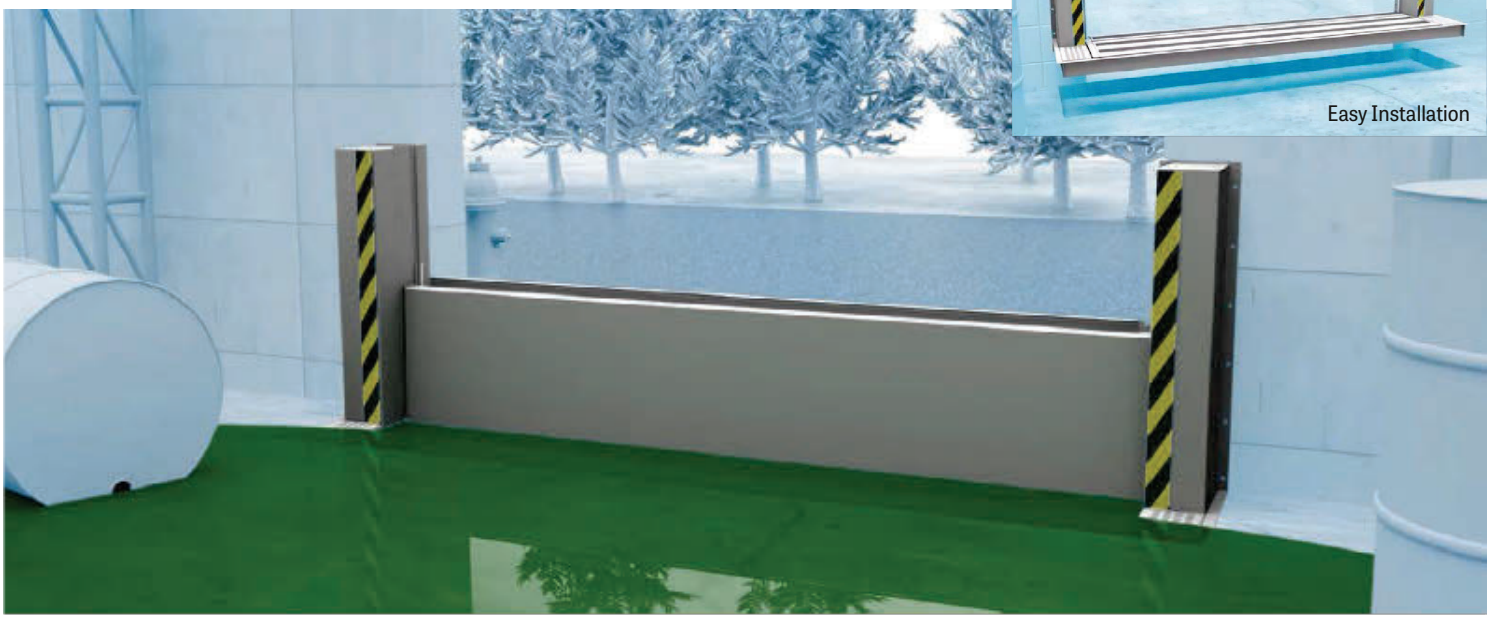
POP-UP BARRIERS

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.

- Constructed with a built in sump that sits below ground level and houses the barrier during normal operations.
- A chemical-resistant gasket runs the entire length of the sump from pier to pier, providing a liquid-tight seal.
- With no berms or ramps, normal foot or vehicle traffic is completely unencumbered.


Easy Installation

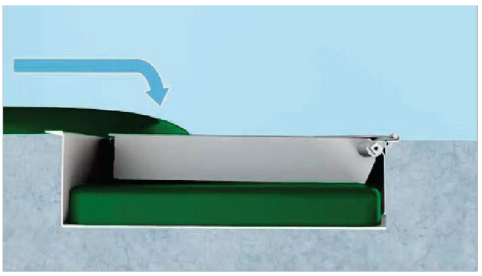


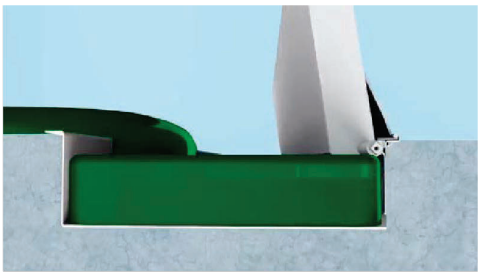
FEATURES INCLUDE:

- 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

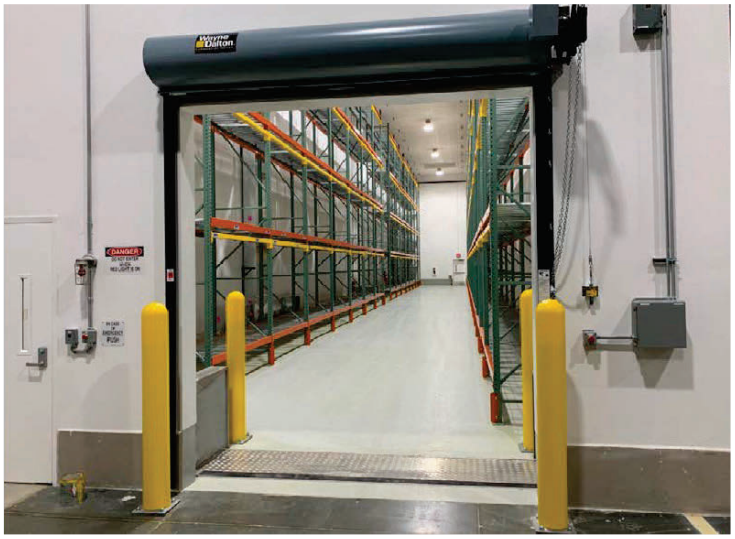
ANHAMM SPILL BARRIER - FM APPROVED

- 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

FM APPROVED

anhamm

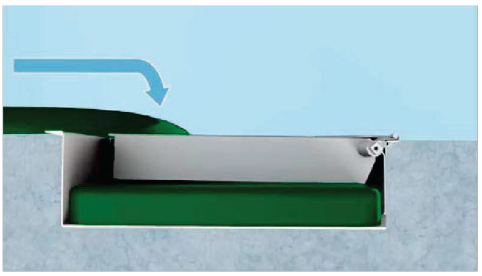


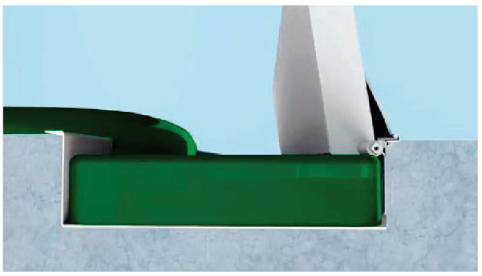
FEATURES INCLUDE:

- 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. Watch our video to see how barriers work.





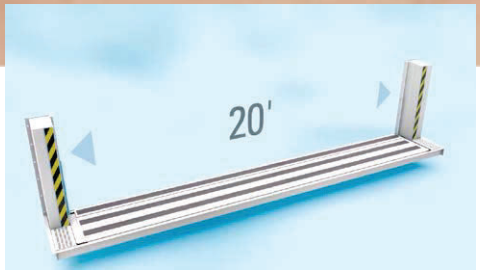
Watch video: WWW.DENIOS-US.COM/SPILL-BARRIERS-VIDEO

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.

FM APPROVAL CLASS 2510

FM APPROVED



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

FEATURES INCLUDE:

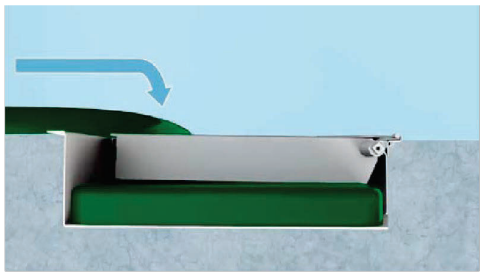
- Stainless steel - High chemical resistance
- Self-contained
- Passively powered
- Fully Automatic
- Self closing

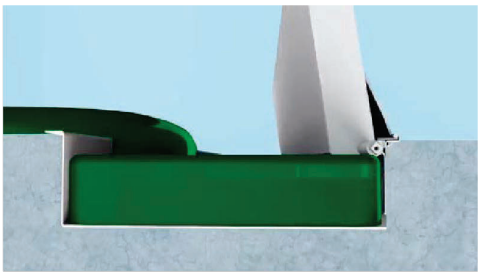
No utilities required for operation

Can be reset and reused after a flood event

HOW DOES IT WORK?

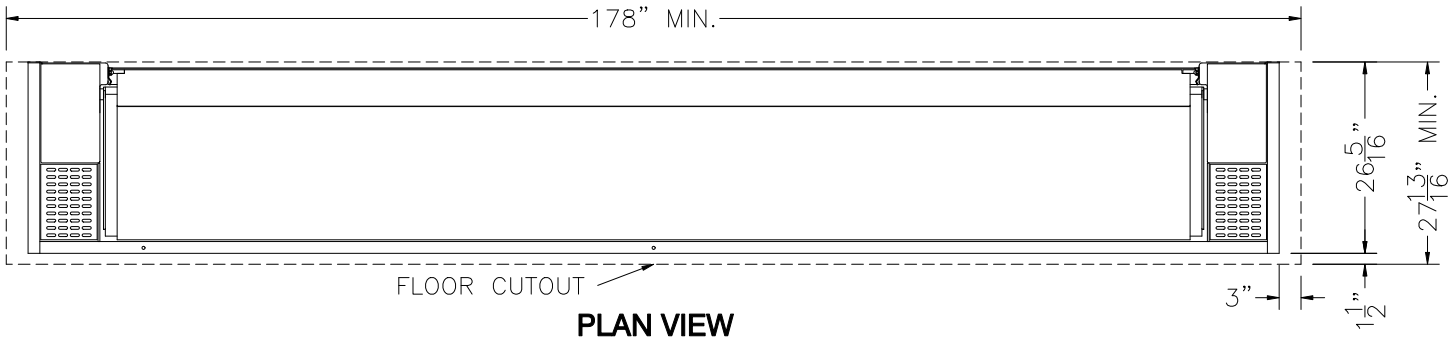
When a flow of liquid reaches the barrier, it's collected into the sump that houses the barrier wall. As the volume of liquid increases, it displaces the wall from its horizontal position. The built in mechanisms then bring the barrier to its full locked and upright position, containing or holding back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



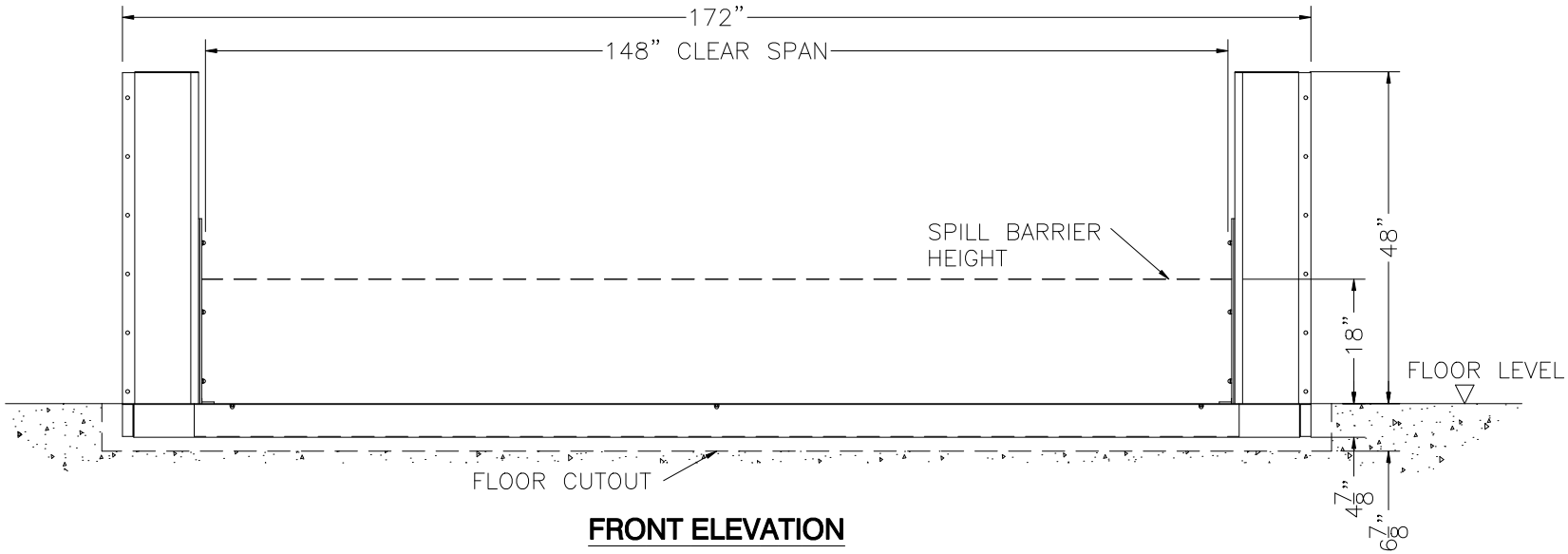


Learn more: WWW.DENIOS-US.COM/FLOOD-BARRIERS

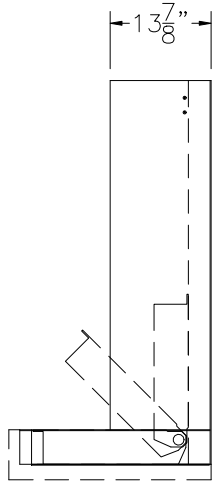
US_22_Flyer_Popup_01



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

CUSTOMER MEASURED SPAN : 144"

MODEL:	R14-1218	**CUSTOMER:**			
DESCR.:	AUTOMATIC DOORWAY SPILL BARRIER	**DRAWN BY:**	PVH	**DATE:**	8/20/09
DWG NUMBER:		**REVISION:**	00	**ORDER NO.:**	
				SHEET:	1 OF 1

APPROVAL SIGNATURE

DATE:

DENIOS
"Compliant Storage Systems for Hazardous Material"

THIS DRAWING IS THE PROPERTY OF DENIOS INC., IT MAY NOT BE REPRODUCED, DISCLOSED, DISTRIBUTED OR USED IN MANUFACTURE WITHOUT OUR EXPRESS WRITTEN CONSENT.

Attachment "B"
Sample Wastewater Discharge Procedures

WASTEWATER PARTICULATE REDUCTION

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 DQF – Section 6.

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 quantity 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*	
4) Add Sodium Thiosulfate, allow to mix for 5 minutes and re-test chlorine level. When chlorine level is reduced to 0 ppm initial and proceed to step 5.			
5) Based on Ph reading in step 2 above, determine appropriate neutralizing agent. Material with a Ph less than 7 can be neutralized by the addition of Bicarbonate of Soda. Ph greater than 8 can be neutralized by adding Citric Acid. Allow to mix 5 minutes after addition. Material Added:	**CITRIC**	**BI-CARB.**	
6) Retest the Ph level following initial application. Repeat as necessary until Ph of 7 to 9 has been achieved. 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 (or) 4B	**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. Re-test solution and repeat until pH is between 7-9.
	pH ABOVE 9 must be adjusted by the addition of Citric Acid powder: 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 25 feet 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 representative)

Vendor Delivery Driver Transfer Procedure:

1. Inspect all unloading hoses and connections for integrity and cleanliness.
2. Position drip buckets under tank inlet and cargo tank outlet connections.
3. Unlock & remove cap/plug from storage tank inlet 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)

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)

X_____ (Signature of Auto-Chlor System representative)

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.

<u>Manufacturing Operations</u>

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).

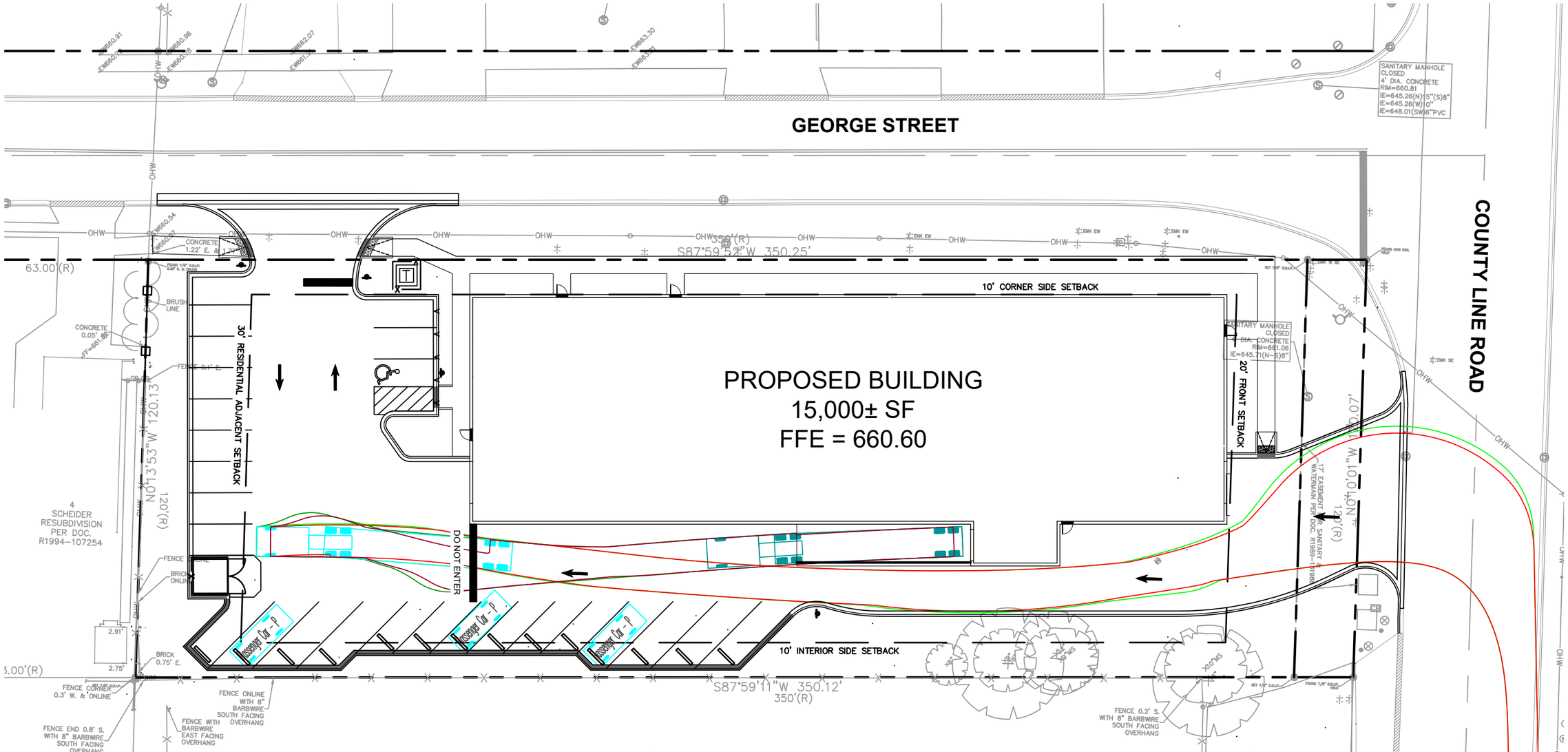
Jeff Hamilton, Project Manager

Auto-Chlor System

450 Ferguson Rd. Mountain View, CA 94043

(503) 572-6377

Attachment "F"
Truck Turning Exhibit



PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	15	SPACES
PARKING SPACES PROVIDED	=	25	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	1	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	26	SPACES

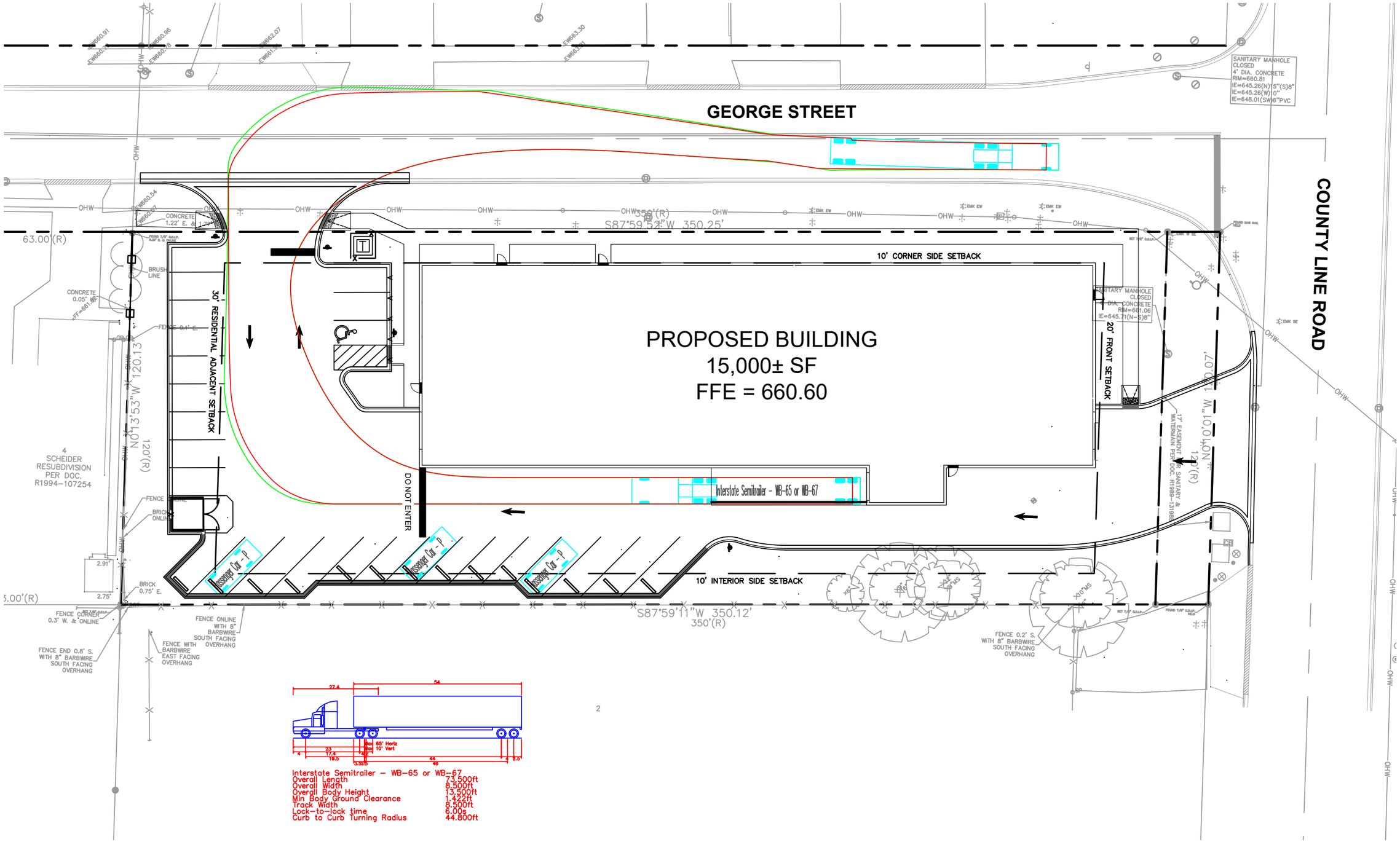
Kimley»Horn

Auto-Chlor - Bensenville

SITE PLAN
02/28/2024

0 15 30 60

NORTH



Kimley»Horn

Auto-Chlor - Bensenville

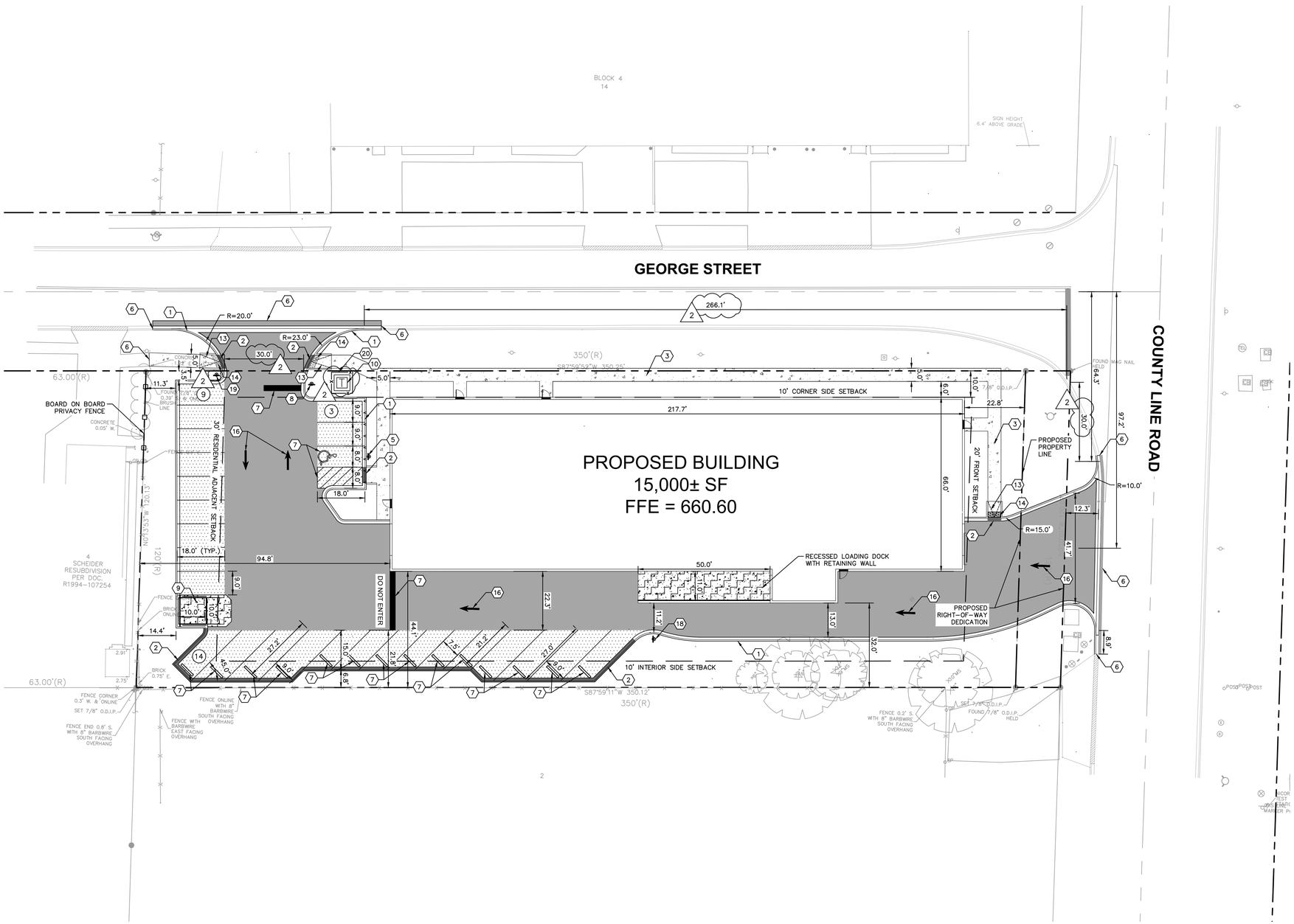
SITE PLAN

02/28/2024

0 15 30 60

NORTH

Attachment "G"
Revised Site Plan



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

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
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	15	SPACES
PARKING SPACES PROVIDED	=	19	SPACES
COMPACT PARKING SPACES REQUIRED	=	6	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	1	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	26	SPACES

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. 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)
14. 2' WIDE TACTILE WARNING STRIP
15. BOLLARD, TYP. (SEE DETAILS)
16. DIRECTIONAL PAVEMENT MARKINGS (SEE DETAILS)
17. CONCRETE WHEEL STOPS (SEE DETAILS)
18. MUTCD R5-1A "WRONG WAY" SIGN (SEE DETAILS)
19. "TRUCKS: NO LEFT TURN SIGN" SIGN
20. OPAQUE SCREENING PER VILLAGE CODE SECTION 10-9-7

2

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'

No.	REVISIONS	DATE	BY
2	VILLAGE PLANNING COMMENTS #2	02/28/24	JMD
1	VILLAGE PLANNING COMMENTS #1	02/08/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JWG

charles vincent george ARCHITECTS

SITE PLAN

AUTO-CHLOR

740 COUNTY LINE ROAD
BENSEVILLE, IL 60106

ORIGINAL ISSUE: 01/04/2024
KHA PROJECT NO. 268230004
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\268230004_CVG_AutoChlor Bensenville\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Feb 28, 2024 3:35pm by: emanuel.correro
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment "D"
Safety Data Sheets

AUTO-CHLOR SYSTEM --BENSENVILLE, ILHazardous Materials Infomaton Survey 20200616

LOC. REF. #:	TRADE NAME	CAS #	CHEMICAL NAME	LargestContainer	UOM	Average DailyAmount	MaximumDailyAmount		CLASS #	CLASS DESCRIPTION	SUB-CLASS	TYPE (Storage/ Open/Closed)**	Whse. Location (Control Area #)
CORROSIVES:													
1	746 Cleanser	1336-21-6	Ammonium Hydroxide	1	Gallons	2	5	MAQ PER CONTROL AREA: 1000 GAL	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			Corrosive Liquid	Alkaline	Storage	TBD
16	MACH Turbo	1310-73-2	Sodium Hydroxide	1	Gallons	40	60			Corrosive Liquid	Alkaline	Storage	TBD
17	Mach Washmate NP	1310-73-2	Sodium Hydroxide	1	Gallons	100	200		5	Corrosive Liquid	Alkaline	Storage	TBD
18	Machine Detergent No. 3x	1310-73-2	Sodium Hydroxide	5	Gallons	1000	1500		5	Corrosive Liquid	Alkaline	Storage	TBD
19	Machine Detergent No. 4x	1310-73-2	Sodium Hydroxide	5	Gallons	1000	1500		5	Corrosive Liquid	Alkaline	Storage	TBD
20	Machine Detergent 2	1310-73-2	Sodium Hydroxide	5	Gallons	20	30			Corrosive Liquid	Alkaline	Storage	TBD
21	Room Sense 400	5329-14-6	Sulfamic Acid	1	Gallons	4	8		5	Corrosive Liquid	Acidic	Storage	TBD
22	Room Sense Urinal & Bowl	5329-14-6	Sulfamic Acid	1	Gallons	10	15			Corrosive Liquid	Acidic	Storage	TBD
23	Scale Kleen	7732-18-5	Phosphoric Acid	1	Gallons	15	25		5	Corrosive Liquid	Acidic	Storage	TBD
24	Silver Tech 3X	1310-73-2	Sodium Hydroxide	5	Gallons	5	10			Corrosive Liquid	Alkaline	Storage	TBD
25	Solution QA	68424-85-1	Benzalkonium Chloride	5	Gallons	500	750		5	Corrosive Liquid	Ammoniated	Storage	TBD
26	Super 8	7681-52-9	Sodium Hypochlorite	5	Gallons	2000	3500		5	Corrosive Liquid	Chlorinated	Storage	TBD
27	Ultra D-Grease Supreme	1310-73-2	Sodium Hydroxide	1.32	Gallons	20	30		5	Corrosive Liquid	Alkaline	Storage	TBD
28	Solution QA Ultra	68931-01-5	Benzalkonium Chloride	1.32	Gallons	300	450		5	Corrosive Liquid	Ammoniated	Storage	TBD
29	Xpress Degreaser	1310-73-2	Sodium Hydroxide	1	Gallons	25	35		5	Corrosive Liquid	Alkaline	Storage	TBD
30	Xpress Oven & Grll Cleaner	1310-73-2	Sodium Hydroxide	1	Gallons	5	8		5	Corrosive Liquid	Alkaline	Storage	TBD
31	Xpress White N Brite	1310-73-2	Sodium Hydroxide	1	Gallons	2	5		5	Corrosive Liquid	Alkaline	Storage	TBD
*Powder/solid quantities recorded in equivalent gallons (10lbs/Gal					TOTAL (Gallons):	5947	9876						

SAFETY DATA SHEET

746 CLEANSER

1. 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 liquid: 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

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:
Clear green liquid

Odor:
Wintermint scent

pH:
9.5-10.5

Specific Gravity:
0.98 - 1.02 g/ml

Solubility:
Soluble in water

Flash Point:
133°F

Boiling Point:
No information available

VOC:
0.21%

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: 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: Not classified

Proper Shipping Name: Not classified

Hazard Class: Not classified

Packing Group: 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.

SAFETY DATA SHEET

DC33

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)
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

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:
Clear yellow liquid

Odor:
Citrus fragrance

pH:
11.7

Specific Gravity:
1.038 g/ml

Solubility:
Soluble in water

Flash Point:
>200°F

Boiling Point:
212°F

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
No information available

Lower Explosive/ Upper Explosive:
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 classified
Proper Shipping Name:	Not classified
Hazard Class:	Not classified
Packing 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

Notice to Reader: This Safety Data Sheet 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.

SAFETY DATA SHEET

D-GREASE

1. 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 **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
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:
Clear orange liquid
Odor:
Aromatic odor
pH:
11.6-12.2
Specific Gravity:
1.04 - 1.08 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
VOC:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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 LD_{50}	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 LC_5o: 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: 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
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.

SAFETY DATA SHEET

D-SCALE

1. 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
H312: Harmful in contact with skin
H315: causes skin irritation
H318: Causes serious 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	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:
Clear pink liquid
Odor:
No characteristic odor
pH:
No information available
Specific Gravity:
1.2-1.22 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
voe:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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: III

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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SAFETY DATA SHEET

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 Classlflcatlon

Slsnal 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, dr1nk 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	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:
Clear blue liquid

Odor:
No information available

pH:
11.0-12.0

Specific Gravity:
1.10 - 1.13 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

VOC:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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 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. REGULATORV 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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SAFETY DATA SHEET

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 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
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:
Clear colorless to light straw liquid

Odor:
No information available

pH:
No information available

Specific Gravity:
1.38-1.44

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

VOC:
0.00%

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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 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. REGULATORV 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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SAFETY DATA SHEET

FABRA KLEEN SOFT & SOUR

1. 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

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:
Opaque blue liquid
Odor:
Slight floral odor
pH:
2.0-3.0
Specific Gravity:
1.03- 1.07 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
VOC:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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 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: II

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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SAFETY DATA SHEET

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 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	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:
Clear pink liquid

Odor:
No information available

pH:
No information available

Specific Gravity:
1.08-1.10

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

VOC:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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 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: II

15. REGULATORV 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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SAFETY DATA SHEET

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 swallowed
H312: Harmful in contact with skin
H314: 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 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:
White emulsion liquid

Odor:
No information available

pH:
No information available

Specific Gravity:
1.268 - 1.280 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
No information available

Viscosity:
50-100 cps

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
No information available

Lower Explosive/ Upper Explosive:
No information available

10. STABILITV AND REACTIVITY

Stability: Stable under normal conditions
Hazardous Polymerization: Will not occur
Incompatibility: None known
Hazardous Decomposition Products: None reasonably foreseeable

11. TOXICOLOGV 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. REGULATORV 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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SAFETY DATA SHEET

FLOOR BREAK

1. 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:
Clear green liquid
Odor:
Lemon fragrance
pH:
13.2-13.4
Specific Gravity:
1.17-1.19 g/mL
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
212°F
voe:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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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SAFETY DATA SHEET

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)
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 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:
White opaque liquid

Odor:
No information available

pH:
13.0-13.2

Specific Gravity:
1.10-1.20 g/ml

Solubility:
Miscible in water

Flash Point:
No information available

Boiling Point:
No information available

VOC:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: 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: 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:

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

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	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:
Clear yellow liquid
Odor:
Chlorine odor
pH:
No information available
Specific Gravity:
1.14 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
voe:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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 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

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Kitchen and Concrete Degreaser
Product Code: A0178
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 Classlfcatlon

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

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	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:
Clear liquid (light red or green in color)
Odor:
No information available
pH:
11.0-12.0
Specific Gravity:
1.08 - 1.11g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
212°F
voe:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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 LC_{50}: 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: Not classified
Proper Shipping Name: Not classified
Hazard Class: Not classified
Packing Group: 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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SAFETY DATA SHEET

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 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
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:
White free flowing powder

Odor:
Mild odor

pH:
No information available

Bulk Density:
1.1 g/cm^3 (packed)

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: 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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SAFETY DATA SHEET

MACH DETERGENT MS

1. 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:
Clear red liquid
Odor:
No characteristic odor
pH:
>13
Specific Gravity:
1.34 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
voe:
No information available
Viscosity:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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:

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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SAFETY DATA SHEET

MACH TURBO

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Mach Turbo
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)

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	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:
Clear red liquid
Odor:
No characteristic odor
pH:
>14
Specific Gravity:
1.33 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
voe:
No information available
Viscosity:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
No information available

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions
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.

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: 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:
White slurry

Odor:
No characteristic odor

pH:
13.5

Specific Gravity:
No information available

Solubility:
Soluble in water

Flash Point:
>200°F

Boiling Point:
No information available

voe:
No information available

Viscosity:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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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SAFETY DATA SHEET

MACHINE DETERGENT 3X

1. 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 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	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:
Clear red liquid
Odor:
No characteristic odor
pH:
No information available
Specific Gravity:
1.29 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
212°F
voe:
No information available
Viscosity:
No information available
Lower Explosive / Upper Explosive:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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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SAFETY DATA SHEET

MACHINE DETERGENT 4X

1. 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 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	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:
Clear red liquid
Odor:
No characteristic odor
pH:
No information available
Specific Gravity:
1.32 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
voe:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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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SAFETY DATA SHEET

MACHINE DETERGENT 2

1. 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 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-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	1344--09-8	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:
Clear red liquid
Odor:
No information available
pH:
12.1
Specific Gravity:
1.20 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
VOC:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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

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: Not classified
Hazard Class: Not classified
Packing Group: 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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SAFETY DATA SHEET

ROOMSENSE 400 CLEANER

1. 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)

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	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	<LO
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:
Clear red liquid
Odor:
Fragrant odor
pH:
2.0-3.0
Specific Gravity:
1.06-1.12
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
VOC:
No information available
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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 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: Not classified
Hazard Class: Not classified
Packing Group: 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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SAFETY DATA SHEET

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

SIpal Word: DANGER
Tcnddly: c.at:egory 4 (oral) -4
Acute Toxicity: Category 4 (dermal)
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 **dama1e**

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	72.0-76.0
atricAcid	77..IJ2-9	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

Dye	1934-21-0	
Dye	3844-45-9	

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:
Dark green liquid
Odor:
Citrus odor
pH:
2.0-2.75
Specific Gravity:
1.05 - 1.15 g/ml
Solubility:
Soluble in water
Flash Point:
No information available
Boiling Point:
No information available
VOC:
No information available
Viscosity:
No information available
Lower Explosive / Upper Explosive:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: Not classified
Proper Shipping Name: Not classified
Hazard Class: Not classified
Packing Group: 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

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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.

SAFETY DATA SHEET

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) rl '!!:,
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.

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.

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:
Clear red liquid

Odor:
No characteristic odor

pH:
No information available

Specific Gravity:
1.24 - 1.26 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
215°F

Volatile by Volume:
59.5

Viscosity:
No information available

Freezing Point:
<40

Evaporation Rate:
No information available

Weight % Solids:
40.5%

Vapor Density:
17.3

Vapor Pressure:
17.5 at 20°C

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: 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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SAFETY DATA SHEET

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	**6466S-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:
Clear red liquid

Odor:
No information available

pH:
> 14

Specific Gravity:
1.29 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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. REGULATORV 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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SAFETY DATA SHEET

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} .4F:'
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.

3. 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.

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:
Blue liquid

Odor:
No characteristic odor

pH:
6.5- 9.0

Specific Gravity:
1.04 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

VOe:
0.60%

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: Strong oxidizing agents

Hazardous Decomposition Products: Oxides of nitrogen

11. TOXICOLOGV 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: Not classified
Proper Shipping Name: Not classified
Hazard Class: Not classified
Packing Group: 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 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 isthe 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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SAFETY DATA SHEET

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 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

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:
Clear yellow liquid

Odor:
Chlorine odor

pH:
12.7

Specific Gravity:
1.15 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
0.00%

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
No information available

Lower Explosive/ Upper Explosive:
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

*Only for containers greater than 1 Gallon

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, 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

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SAFm DATA SHEET

ULTRA D-GREASE SUPREME

1. PRODUCT AND COMPANYIDENTIFICATION

PniductNllmil!: Ultr:aD rease SUprame
PflIII OIlfe: A4603
JlecDfflm■nileil UH: I)eareijiser

Company
Avto<'hlor Svr,tem
746Pop[i!irAIN!nue
Memphis, TN 381D5
Cl!,estiolls/C.omments: 901-579-2300

Eml!lp!l1Clf' Tellpho11e i..nbers
MEDICAL:1-866-923---49U(PROSA"l **SPIW:**1-800-424 00 {GHEMTtREt)

2. HAZARDS IDENTIFlcATI0N

OSHAHaanl d-lllcallan

Slpul Wonl: DANGER
Acullt Tmdclty: Clfl2gory 4
Slm COITOllon:tat:eaorlvC
EYI! Irrlbdlo11t Gitegory 1

HAZARDSTATEMENTS
H302: Harmful if'swailowed
H31I: Harmfullmca n1llctwllti akll1'
H l4: Causes severe skinliurns and eye-
_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:

3. COMPOSITION/INFORMATIONON INGREDIENTS

INGREDIEN't	CASNO.	COMPOS!TION
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	1.0-.S.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:
Clear orange liquid

Odor:
Characteristic

pH:
12.5

Specific Gravity:
1.18-1.25 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
>212°F

VOC:
0.23%

Viscosity:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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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SAFETY DATA SHEET

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 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

HAZARDOUS INGREDIENT	CAS NO.	" COMPOSITION
Quaternary ammonium compounds, benzyl-C12-18-alkyldimethyl, chlorides	68391-01-5 **68956-79-6**	9.0-11.0

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: 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:
Red liquid
Odor:
No characteristic odor
pH:
7.2
Specific Gravity:
0.990 g/ml
Solubility:
Soluble in water
Flash Point:
(S0.6°C}, 123°F PMCC
Boiling Point:
No information available
VOC:
0.6% by weight
Viscosity:
No information available
Odor Threshold:
No information available

Evaporation Rate:
No information available
Odor Threshold:
No information available
Vapor Density:
No information available
Vapor Pressure:
No information available
Partition Coefficient:
No information available
Auto-Ignition Temperature:
No information available
Decomposition Temperature:
No information available
Melting/Freezing Point:
No information available
Flammability:
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: 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: Not classified
Proper Shipping Name: Not classified
Hazard Class: Not classified
Packing Group: 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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SAFETY DATA SHEET

XPRESS DEGREASER

1. 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:
Translucent orange liquid

Odor:
Citrus

pH:
13.0

Specific Gravity:
1.109 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
No information available

Viscosity:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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: Not classified
Packing Group: 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

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.

SAFETY DATA SHEET

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:
Clear liquid with slight haze

Odor:
Odorless

pH:
11.6-12.0

Specific Gravity:
1.10 - 1.15 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

VOC:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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 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: Not classified
Hazard Class: Not classified
Packing Group: 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	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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SAFETY DATA SHEET

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:
Clear translucent liquid

Odor:
Bleach odor

pH:
12.2-13.5

Specific Gravity:
1.00 - 1.10 g/ml

Solubility:
Soluble in water

Flash Point:
No information available

Boiling Point:
No information available

voe:
No information available

Viscosity:
No information available

Odor Threshold:
No information available

Evaporation Rate:
No information available

Odor Threshold:
No information available

Vapor Density:
No information available

Vapor Pressure:
No information available

Partition Coefficient:
No information available

Auto-Ignition Temperature:
No information available

Decomposition Temperature:
No information available

Melting/Freezing Point:
No information available

Flammability:
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 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: Not classified
Hazard Class: Not classified
Packing Group: 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

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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	X	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:
    1. 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:
    1. Applicant must adhere to all landscaping standards outlined in Village Code Section 10-10-5B-8c.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	**2/29/2024**	**Cover Memo**
Aerial & Zoning	**2/29/2024**	**Backup Material**
Legal Notice	**2/29/2024**	**Backup Material**
Application	**2/29/2024**	**Backup Material**
Staff Report	**2/29/2024**	**Executive Summary**
Sign Plans	**2/29/2024**	**Backup Material**

Plat of Survey **2/29/2024** **Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

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

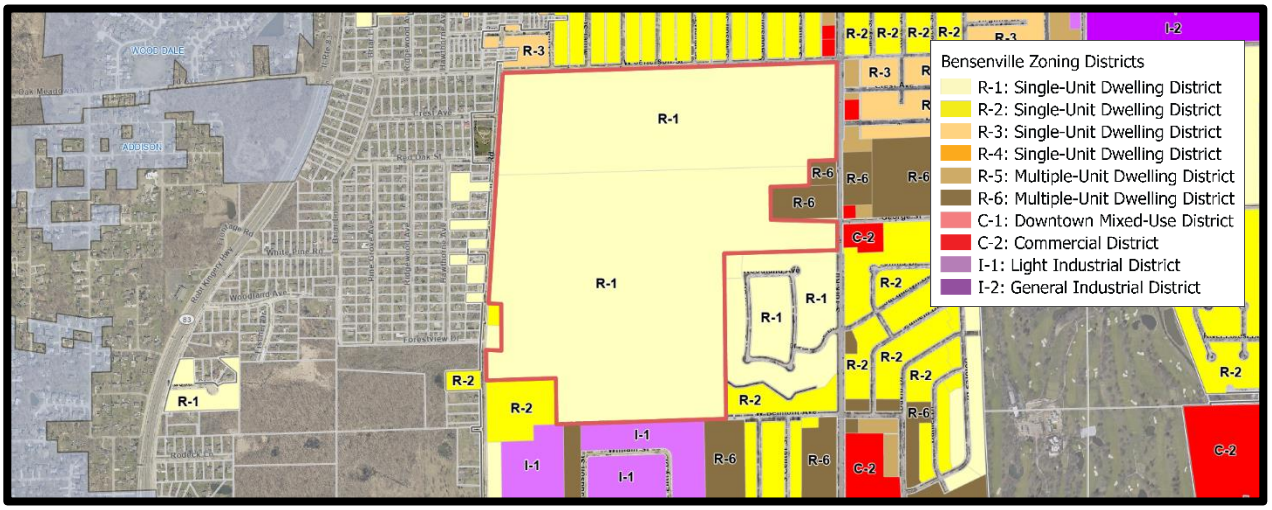
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

CDC# 2024-04

500 Jefferson Street
Bensenville Park District
Variations, EMC Location, Monument Sign Height
Municipal Code Section 10-10-5-4A3, 10-10-5-8c

N

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 (MEASURE ON A LINE PARALLEL TO THE EAST 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 Jefferson Street, Bensenville, Il. 60106

Property Index Number(s) (PIN): 0323400001

A. PROPERTY OWNER:

Bensenville Park District		
Name	Corporation (if applicable)	
1000 W. Wood Street		
Street		
Bensenville	Illinois	60106
City	State	Zip Code
Joseph C. Vallez	(630)766-7015	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

Bensenville Park District		
Name	Corporation (if applicable)	
1000 W. Wood Street		
Street		
Bensenville	Il	60106
City	State	Zip Code
Phyllis Schmidt	(630)766-7015	pschmidt@bvilleparks.org
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

- ☐ Site Plan Review
- ☐ Special Use Permit
- ☑ Variation
- ☐ Administrative Adjustment
- ☐ Zoning Text or Map Amendment
- ☐ Zoning Appeal
- ☐ Plat of Subdivision
- ☐ Annexation
- ☐ Planned Unit Development*

*See Staff for additional information on PUD requests

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)

See Attached Document

C. PROJECT DATA:

1. General description of the site: Grass area located 20" from property line at Main Entrance

2. Acreage of the site: 248 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.

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 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.

Phyllis Schmidt

Petitioner/Applicant

February 6, 2024

Date

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Phyllis Schmidt 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 6 day of, February 2024.

Phyllis Schmidt
Signature

SUBSCRIBED and **SWORN** to

before me this 6th day of, February, 2024.

Evelyn Struck
Notary Public

EVELYN LAU STRUCK
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 7, 2024

Bensenville
Park District

1000 W Wood Street
Bensenville, IL 60106
Phone (630) 766-7015
Fax (630) 238-4923

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.

Bensenville
Park District

1000 W Wood Street
Bensenville, IL 60106
Phone (630) 766-7015
Fax (630) 238-4923

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.

3A WARRANTY DEED

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 Section 23, 1809 feet to a stone which is 1235.58 feet West of the South East corner of said Section 23, said point being the South East corner of 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 1/4 chains of that part of the South East quarter of

R67 41619
DOC. NO.
FILED FOR RECORD IN RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS
OCT 16 1967 -11 55 AM
Charles H. Butcher
RECORDER
CHARGE DUPAGE CO. DIVISION

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 13TH day of October, 1967.

R67-41619

WHITE PINES, INCORPORATED

Affix Corporate Seal

By H. W. Branigar, President
Harvey W. Branigar, Jr.

ATTEST:

Robert D. Farr, Secretary
Robert D. Farr

STATE OF ILLINOIS)
) SS
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.

GIVEN under my hand and official seal, this 13TH day of OCTOBER, 1967.

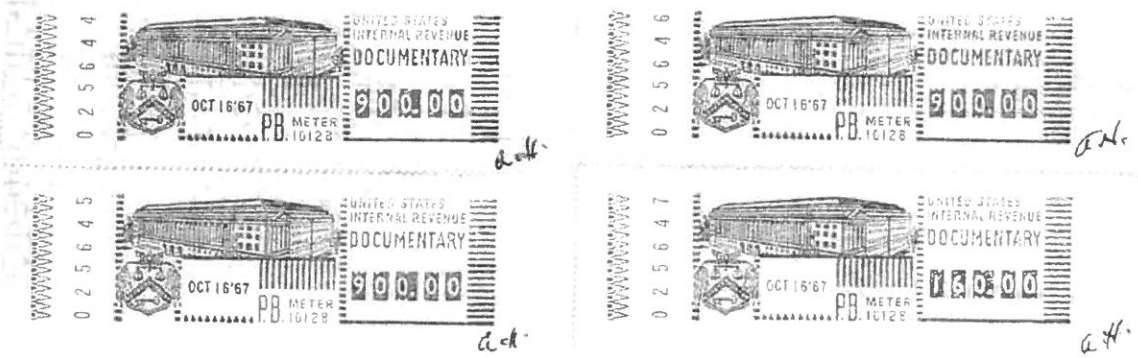
Walter H. Schwarz
Notary Public

My commission expires MY COMMISSION EXPIRES OCTOBER 23, 1969

Edw. Vystonec
105 S. York
Elmh.

Mail to: ~~Bensenville Park District~~
~~P.O. Box 357~~
~~Bensenville, Illinois~~

Address of Property:
York Road
Bensenville, Illinois



BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	March 5, 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 – 4A3* 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:

S*UPPORTS 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 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	

Monument Sign Height	**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 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 meeting for the Village of Bensenville CDC Public Hearing will take place on Tuesday, March 5, 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, March 19, 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, March 26, 2023. A representative is not required to be present for this meeting.

RoadSafe BRANCH 1007	PROJECT:		DATE: 2/5/2024
	CUSTOMER: Bensenville Park District		CONTACT: Joe Vallez
	SALESPERSON: Serge Ruffolo	DESIGNER: Sassano	PHONE: FAX:
1740 Internationale Pkwy. Woodridge, IL 60517 (630) 972-7770 Fax (630) 972-9680	PROD. FILE NAME: Bensenville Park district LED 2024.fs		PRODUCTION USE ONLY ✓Printed/Cut ✗Laminated ⊗Finished
	CUSTOMER APPROVAL SIGNATURE:		SCALE: 0.033

RoadSafe BRANCH 1007	PROJECT:		DATE: 2/5/2024
	CUSTOMER: Bensenville Park District		CONTACT: Joe Vallez
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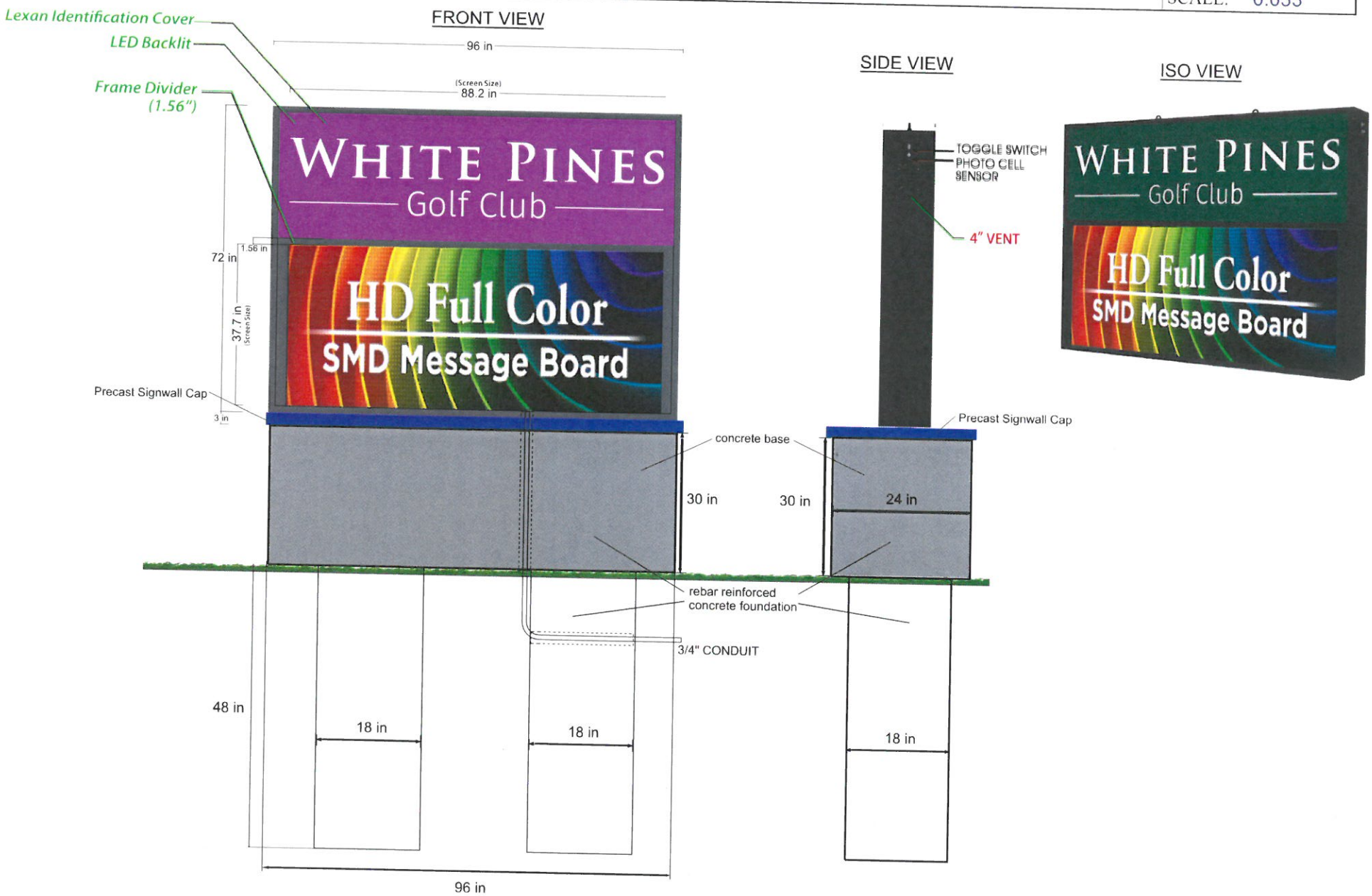
1740 Internationale Pkwy.
Woodridge, IL 60517
(630) 972-7770
Fax (630) 972-9680



STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS INSTRUMENT NO. R2018-086404 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS AFORESAID, ON THE 13th DAY OF September A.D. 20 18 AT 10:07 O'CLOCK A.M.

Fred Bucholz
RECORDER OF DEEDS

PLAT
R2018-086404
SEP. 13, 2018 10:07 AM
PLAT PAGECOUNT: 1
ACCOMPANYING PAPERS: Y

PLAT OF ANNEXATION TO

THE VILLAGE OF BENSENVILLE

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 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 SOUTHEAST CORNER OF THE SOUTHWEST 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 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, 1756.6 FEET TO A STONE: THENCE EAST, 1244.42 FEET TO A POINT IN THE EAST LINE OF SAID SECTION, 1756.6 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 THEREFROM ALL THAT PART OF CHURCH ROAD RIGHT OF WAY LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT OF LAND AND ALSO EXCEPTING THEREFORM 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 CHURCH LANDS, BEING 826.32 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 23 (MEASURED ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 23): AND RUNNING THENCE EAST ALONG THE NORTH LINE OF CHURCH LANDS, 165 FEET: THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 496 FEET: THENCE WEST, 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, 497.8 FEET TO THE PLACE OF BEGINNING, IN DuPAGE COUNTY, ILLINOIS
5A: THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT A POINT IN THE SOUTH LINE OF VOLK BROS. EDGEWOOD SUBDIVISION, SAID POINT BEING 40.0 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF SECTION 23: THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 300 FEET: 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.

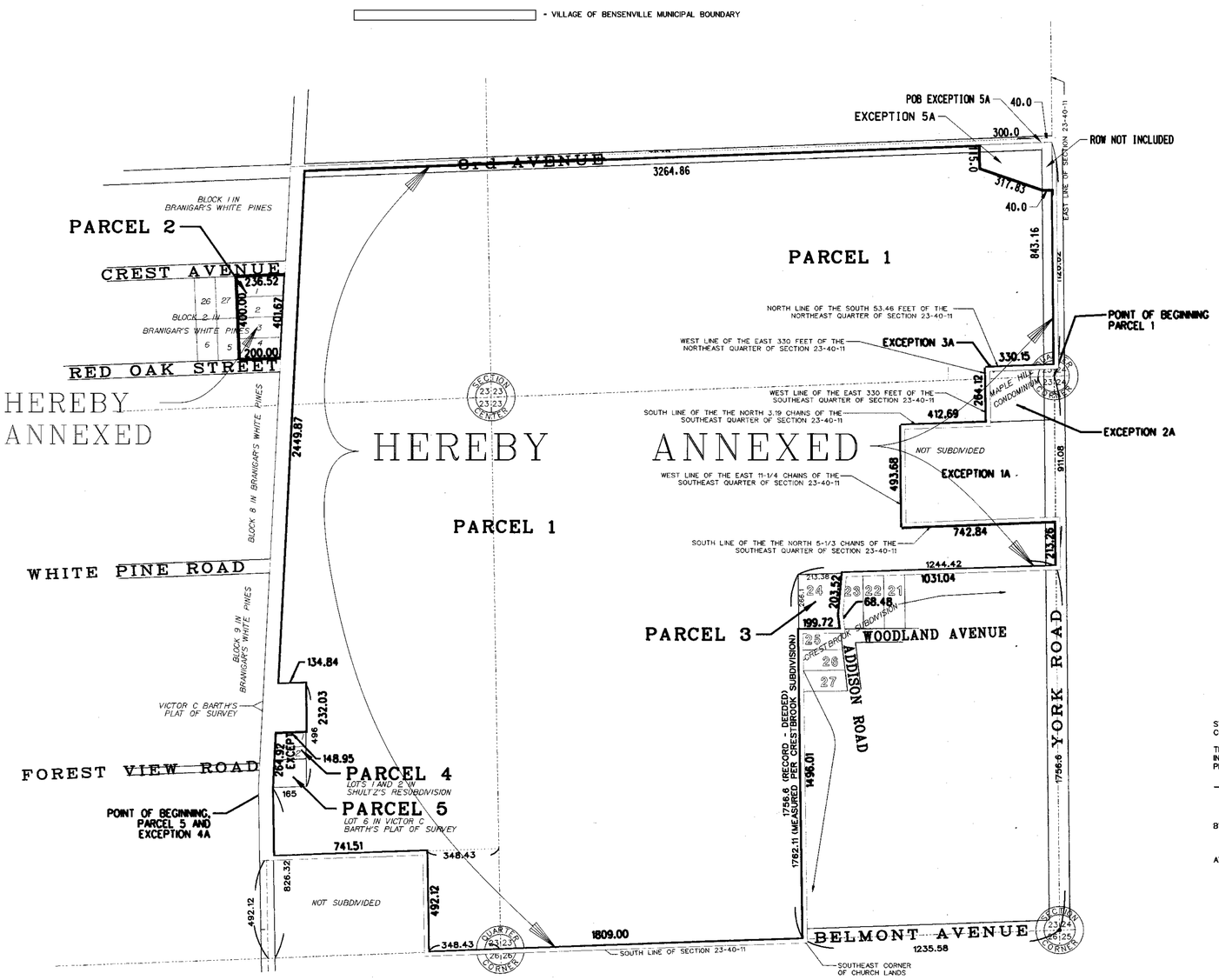
PARCEL 2:
LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN BRANIGAR'S WHITE PINES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 13, 1945, AS DOCUMENT 476240, IN DuPAGE COUNTY, ILLINOIS. ALSO

PARCEL 3:
LOT 24 IN CRESTBROOK, A SUBDIVISION 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 REŞUBDIVISION 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

PARCEL 5:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
FROM A POST IN THE EAST LINE 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 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

THE ANNEXED PLAT IS IDENTIFIED AS REPRESENTATIVE OF THE PROPERTY INCORPORATED INTO AND MADE PART OF THE BENSENVILLE PARK DISTRICT, AND ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE BENSENVILLE PARK DISTRICT ON THE 5 DAY OF September A.D. 20 18

BY: _____ PRESIDENT

ATTEST: _____ SECRETARY

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT WE, WEBSTER, McGRATH & AHLBERG, LTD., HAVE PLATTED FROM THE AVAILABLE RECORDS THE ABOVE DESCRIBED PROPERTY WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 3rd DAY OF AUGUST A.D. 2018

WEBSTER, McGRATH & AHLBERG, LTD.

DANIEL SYTSMA 035-003059 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, IL

BY: _____
ILLINOIS LAND SURVEYOR NO. 3059
LICENSE EXPIRES: NOVEMBER 30, 2018
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

P.I.N. NUMBERS
03-23-118-024
03-23-123-001
03-23-214-001
03-23-214-006
03-23-309-001
03-23-309-007
03-23-309-009
03-23-309-010
03-23-400-001
03-23-400-006
03-23-401-001

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. IFURTHER CERTIFY THAT IHAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS

_____ DAY OF _____, A.D. 20____

_____
COUNTY CLERK

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. 32-2018 ADOPTED BY THE VILLAGE OF BENSENVILLE ON THE 14th DAY OF August A.D. 20 18

BY: _____ VILLAGE PRESIDENT

ATTEST: Nancy Quinn CLERK

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
Unit C
WHEATON, IL 60187

DUPAGE CO RECORDER PAGE 1 OF 1

Rev	Date	Description	By

PLAT OF ANNEXATION

LOCATION: BENSENVILLE PARK DISTRICT
CHURCH ROAD AND 3RD AVENUE
03-711

PREPARED FOR: VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Naperville Road Wheaton, Illinois 60187
(630)668-7603 Fax: (630)682-1760 Email: wmaltd@wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
40938	8/1/18	1"=300'
SURV: DS	DRAWN: DS	DESIGN:
FILE #: D-23150-ANNEX		SHEET #:

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Other	K. Pozsgay	CED	03.05.24

DESCRIPTION:

Review of 2024 Village Zoning Map

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	Financially Sound Village	X	Enrich the Lives of Residents
X	Quality Customer Oriented Services	X	Major Business/Corporate Center
X	Safe and Beautiful Village	X	Vibrant Major Corridors

REQUEST:

N/A

SUMMARY:

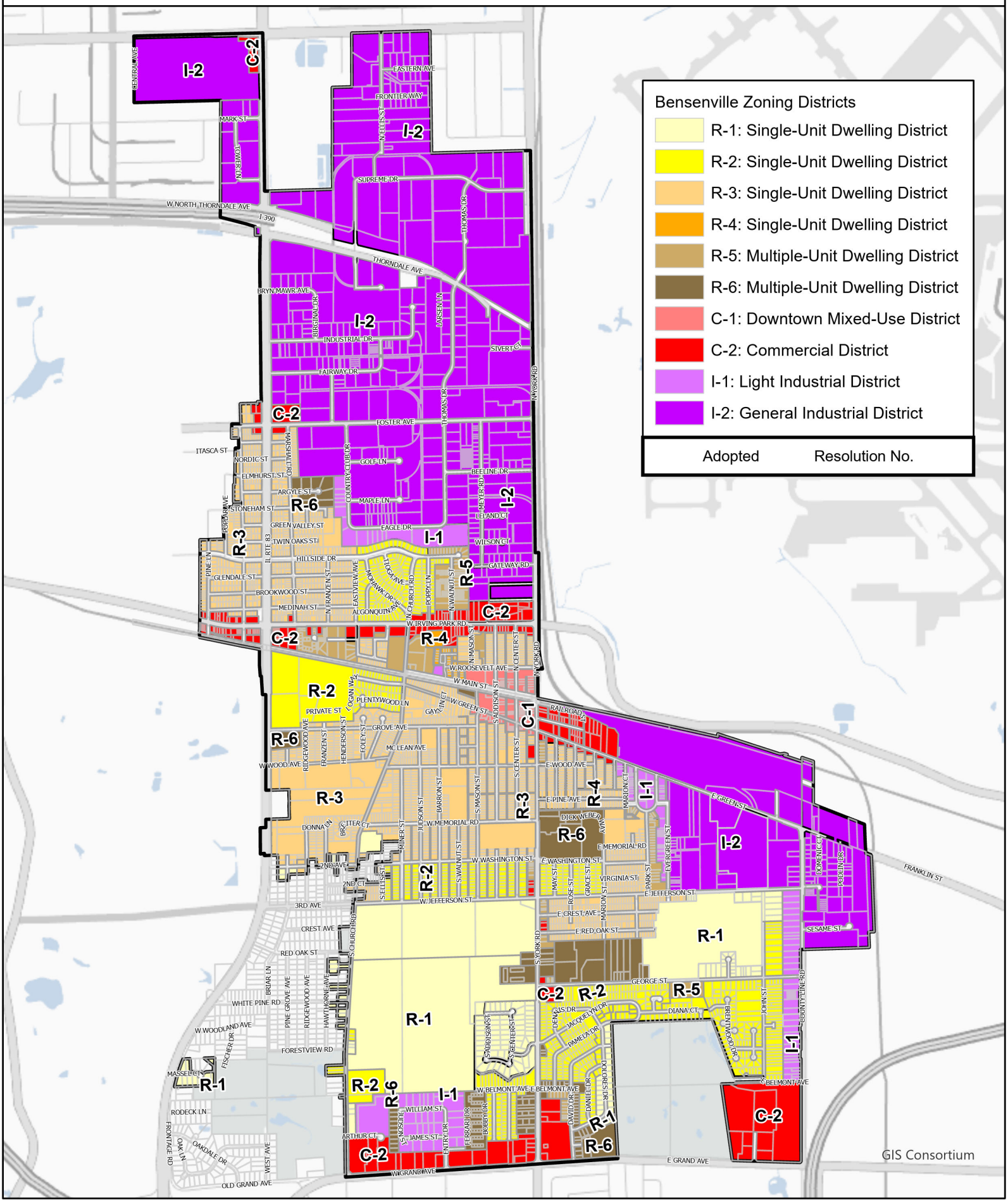
1. Staff is providing the Community Development Commission with a copy of the 2024 Zoning Map for their review.
2. Pursuant of the Illinois Municipal Code, 65ILCS 5/11-13-19, the Village must adopt any amendments made to the Zoning District Map on an annual basis.
3. The 2024 Zoning map did not require any material changes, as no rezoning or annexation actions were completed in 2023.

RECOMMENDATION:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Draft 2024 Zoning Map	**2/6/2024**	**Exhibit**

Village of Bensenville

2024 Zoning Map