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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 21-45  
Sergiu Tugutchi on Behalf KST Express LTD  
Site Plan Approval**

**BACKGROUND AND INTRODUCTION**

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

The application materials are included as Attachment 1. The plat of survey is included Attachment 2. Pictures of the building are included as Attachments 3 and 4.

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

**SITE INFORMATION**

PETITIONER: Sergiu Tugutchi

ADDRESS: 1214 Route 30

LOCATION: Approximately 0.15 Miles South of Treasure Drive on the East Side of Route 30

TOWNSHIP: Oswego

PARCEL #S: 03-12-251-001

LOT SIZE: 0.23 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: B-3

LRMP:

Future Land Use	Suburban Residential (Max Density 1.00 DU/Acre)
Roads	Route 30 is a State maintained arterial.
Trails	No trails are planned in this area.
Floodplain/ Wetlands	None

REQUESTED ACTION: Site Plan Approval

APPLICABLE Section 13:10 – Site Plan Approval  
REGULATIONS:

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Industrial	B-3	Suburban Residential	N/A
South	Commercial	B-3	Suburban Residential	N/A
East	Commercial Industrial	B-3	Suburban Residential	N/A
West	Agricultural	M-1 (Oswego)	Urban Areas	N/A

**ACTION SUMMARY**

**OSWEGO TOWNSHIP**

Petition information was sent to Oswego Township on October 12, 2021.

**CITY OF AURORA**

Petition information was sent to the City of Aurora on October 12, 2021.

**VILLAGE OF OSWEGO**

Petition information was sent to the Village of Oswego on October 12, 2021.

**OSWEGO FIRE PROTECTION DISTRICT**

Petition information was sent to the Oswego Fire Protection District on October 12, 2021.

**GENERAL INFORMATION**

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

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

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

**DESIGN STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**RECOMMENDATION**

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

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

**ATTACHMENTS**

1. Application Materials
2. Plat of Survey
3. Picture 1
4. Picture 2



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

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

FILE #: 29-45

<b>NAME OF APPLICANT</b> SERGIU TUGUTCHI		
<b>CURRENT LANDOWNER/NAME(s)</b> KST EXPRESS LTD		
<b>SITE INFORMATION</b> ACRES 1	<b>SITE ADDRESS OR LOCATION</b> 1214 ROUTE 30 AURORA 60504	<b>ASSESSOR'S ID NUMBER (PIN)</b> <u>03-12-257-001</u>
<b>EXISTING LAND USE</b> AUTO MECHANIC SHOP	<b>CURRENT ZONING</b> B3	<b>LAND CLASSIFICATION ON LRMP</b>
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input checked="" type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b> SERGU TUGUTCHI	<b>PRIMARY CONTACT MAILING ADDRESS</b> [REDACTED]	<b>PRIMARY CONTACT EMAIL</b> [REDACTED]
<b>PRIMARY CONTACT PHONE #</b> [REDACTED]	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> [REDACTED]		<b>DATE</b> 8/30/21

FEE PAID: \$ 375  
 CHECK #: \_\_\_\_\_

**RECEIVED**

SEP 30 2021

KENDALL COUNTY  
 PLANNING, BUILDING & ZONING

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

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

Legal Description

PARCEL ONE:

THE SOUTHERLY 25 FEET OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD AND EASTERLY OF A LINE DRAWN PARALLEL WITH AND 50 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES THERETO), SAID WESTERLY RIGHT OF WAY LINE, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 134.28 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LEAST DESCRIBED COURSE 50 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

**MEMORANDUM OF AGREEMENT FOR INSTALLMENT REAL ESTATE SALE  
CONTRACT**

An Installment Real Estate Sale Contract was entered into on the 16<sup>th</sup> day of September, 2021 between BO Transmission Inc., as Seller, and KST Express, Ltd., as Buyer, concerning certain real estate described below.

See attached legal description

DATED this 16 day of September, 2021.

SELLER:

BUYER:

[REDACTED]

[REDACTED]

BO TRANSMISSION INC  
President

KST EXPRESS  
President

Property Address: 1214 Route 30, Aurora, Illinois 60503

PIN: 03-12-251-001

Prepared by and after recording mail to:

Jay Wyeth  
Attorney at Law

[REDACTED]

# Agent

A Policy Issuing Agent of Chicago Title Insurance Company

ALTA Commitment - Schedule A (continued)

File Number: [REDACTED]

### EXHIBIT "A"

PARCEL 1: THE SOUTHERLY 25 FEET OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD AND EASTERLY OF A LINE DRAWN PARALLEL WITH AND 50 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES THERETO), SAID WESTERLY RIGHT OF WAY LINE, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 134.28 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*

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BO Transmission has not hired a property manager for:

1214 Route 30, Aurora, Illinois 60503

PIN: 03-12-251-001



President, BO Transmission, Inc.

Prepared by:

Jay Wyeth  
Attorney at Law





**Applicant:** Sergiu Tugutchi  
**Contact:** Sergiu Tugutchi  
**Address:** [Redacted]

**IDNR Project Number:** 2205833  
**Date:** 09/28/2021

**Project:** 1214 Route 30 Aurora  
**Address:** 1214 Route 30, Aurora

**Description:** I need the Endangered Special Consultation Report Part 1075 to pull the permit with village of Aurora.

### Natural Resource Review Results

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

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

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

#### Location

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

**County:** Kendall

**Township, Range, Section:**  
37N, 8E, 12



**IL Department of Natural Resources**  
**Contact**  
Kyle Burkwald  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kendall County Planning, Building & Zoning  
Matthew H. Asselmeier  
111 West Fox Street  
Yorkville, Illinois 60560

#### Disclaimer

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


DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street, Yorkville, IL 60560  
(630) 553-4141 Fax (630) 553-4179  
[www.co.kendall.il.us](http://www.co.kendall.il.us)

BUILDING PERMIT APPLICATION

Permit Number \_\_\_\_\_

APPLICANT DATA

	OWNER	CONTRACTOR
Name	SERGIU TUGUTCHI	_____
Address		_____
City		_____
Zip		_____
Cell Ph		_____
Email		_____

Site Address 1214 route 30 AURORA IL 60504

Tax # (PIN) \_\_\_\_\_

SIZE OF CONSTRUCTION

1 <sup>st</sup> Floor _____ sq.ft.	# Bedrooms _____	#Baths _____
2 <sup>nd</sup> Floor _____ sq.ft.	Sign _____ sq.ft.	
Basement _____ sq.ft.	Deck _____ sq.ft.	
Porch _____ sq.ft.	Accessory Building _____ sq.ft.	
Garage _____ sq.ft.	Building Height _____ ft.	
New Home Total _____ sq. ft	(Finished Grade to Highest Point at front elevation)	
	Commercial Building _____ sq.ft.	

Estimated Cost of Construction \$ 5,000 (Labor & Materials)

**CONTRACTOR LICENSE NUMBERS**

Attachment 1, Page 8

Plumbing

Contractor \_\_\_\_\_ State License # \_\_\_\_\_

Roofing

Contractor \_\_\_\_\_ Dept/ Professional Regulations # \_\_\_\_\_

Electrical

Contractor \_\_\_\_\_ Local Jurisdiction License # \_\_\_\_\_

Page 1 of 4

**TYPE OF CONSTRUCTION & SUBMITTALS REQUIRED (check one)**

**House (01)**

- See checklist and handout for requirements
- 2 sets of Plat of Survey
- 3 sets of Building Blueprints/Plans

**Garage (02) Below copies – No Larger than 11 x 17” will be accepted**

- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- 3 sets of Building Blueprints or Drawings (Garage example available)

**Accessory Building (03) Below copies – No Larger than 11 x 17” will be accepted**

- Use of building \_\_\_\_\_
- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- 3 sets of Building Blueprints or Drawings (Shed example available) (unless under 120 sq.ft)

**Addition (04) Below copies – No Larger than 11 x 17” will be accepted**

- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- 3 sets of Building Blueprints or Drawings (Addition/remodel example)

**Remodeling (05) Below copies – No Larger than 11 x 17” will be accepted**

- 2 sets of Plat of Survey indicating placement of existing structures
- 3 sets of Building Blueprints or Drawings

**Commercial Building (06) (07)**

- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- Check with Code Official for requirements for Building Blueprints

**Farm Building (08) Below copies – No Larger than 11 x 17” will be accepted**

- Use of building \_\_\_\_\_
- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- 3 sets of Building Blueprints or Drawings

**Sign (09) Below copies – No Larger than 11 x 17” will be accepted**

- Illuminated \_\_\_\_\_ Non Illuminated \_\_\_\_\_
- 2 sets of Plat of Survey indicating placement of construction and distance to all property lines
- 3 sets of Building Blueprints or Drawings

- Swimming Pool** (12) **Below copies – No Larger than 11 x 17” will be accepted**  
 Above Ground \_\_\_\_\_ In Ground \_\_\_\_\_  
 Signature needed on Swimming Pool Agreement – See Handout for requirements  
 2 sets of Plat of Survey indicating placement of pool  
 3 sets of Plans or purchase order for pool
- Deck** (13) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Building Blueprints or Drawings (Deck example available)
- Demolition** (14) **Below copies – No Larger than 11 x 17” will be accepted**  
 3 sets of Plat of Survey indicating structure to be Demolished
- Electrical Only** (15) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of existing structures  
 3 sets of Building Blueprints or Drawings
- Communication Tower** (16)  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Stamped and Sealed Drawings & Calculations for the Tower  
 Approval Letter from the FCC  
 Approval Letter from the FAA  
 Lease Agreement for the property
- Change in Occupancy/Life Safety** (17) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of existing structures  
 3 sets of Building Blueprints or Drawings of existing space and proposed space
- Driveway** (18) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Driveway Plan and Profile
- Fire Restoration** (19) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of existing structures  
 3 sets of Building Blueprints or Drawings
- Patio** (20) **R5, R6 & R7 zoning Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Plans or Drawings
- Wind Turbine** (21) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Building Blueprints or Drawings
- Flood Damage** (22) **Below copies – No Larger than 11 x 17” will be accepted**  
 2 sets of Plat of Survey indicating placement of existing buildings  
 3 sets of Building Blueprints or Drawings


- Generator (23) Below copies - No Larger than 11 x 17" will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Manufacturers Specifications
  
- Solar (24) Below copies - No Larger than 11 x 17" will be accepted**  
 2 sets of Plat of Survey indicating placement of construction and distance to all property lines  
 3 sets of Drawings and Calculations

**Please Note : Health Department requires Site Evaluation Form for all Building Permits unless specified.**

**Any omitted information on building blueprints, site plans or application will delay the issuing of building permit. Typical turnaround of permits depends on type of project...please inquire for specific type of building when applying.**

- **All required documentation must be submitted together or permit will not be processed.**
  - **All 4 pages of application need to be submitted with valid signature of current homeowner.**
1. All work shall comply with the Codes and Ordinances of the County of Kendall, even if an error or omission was not identified on the approved plans.
  2. All information contained in this application and on the building plans is to the best of my knowledge, true and accurate and in compliance with the codes and ordinances of the County of Kendall.

**SIGNATURES**

  
\_\_\_\_\_

Owner

\_\_\_\_\_  
Contractor

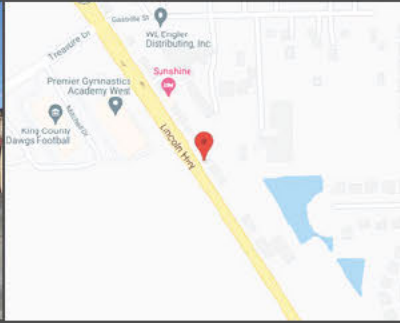
9/4/21  
\_\_\_\_\_

Date

\_\_\_\_\_  
Date

**ANY PERMIT ISSUED SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN SIX MONTHS AFTER ISSUANCE OF THE PERMIT OR IF THE AUTHORIZED WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX MONTHS AFTER THE TIME OF COMMENCING THE WORK.**

**We do not have authority to enforce the covenants or adopted rules of any Homeowner's Association in Unincorporated Kendall County.**



**PROPERTY ADDRESS:**  
1214 ROUTE 30, AURORA, ILLINOIS 60504

**SURVEY NUMBER:** IL2104.7661

**DATE OF SURVEY:** 05/05/21      **FIELD WORK DATE:** 4/30/2021

**REVISION DATE(S):**  
(REV.0 5/5/2021)

**POINTS OF INTEREST**  
NONE VISIBLE

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

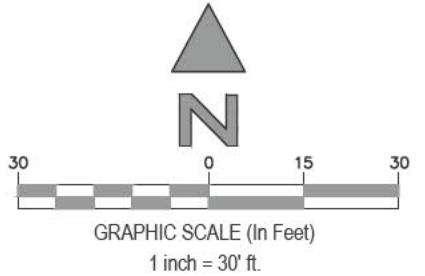
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. [REDACTED]  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM [REDACTED]



Exacta Land Surveyors, LLC  
PLS# 1 [REDACTED]  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



LINE TABLE:  
L1 S 89 48'18" W 59.92' (R&C)

**PROPERTY ADDRESS:**  
1214 ROUTE 30, AURORA, ILLINOIS 60504

**SURVEY NUMBER:** IL2104.7661

**CERTIFIED TO:**  
SERGIU TUGUTCHI;

**DATE OF SURVEY:** 05/05/21

**BUYER:** SERGIU TUGUTCHI

**LENDER:**

**TITLE COMPANY:**

<b>TITLE COMMITMENT:</b>	<b>CLIENT FILE NO:</b> 81003741G
--------------------------	----------------------------------

**LEGAL DESCRIPTION:**  
PARCEL ONE:  
THE SOUTHERLY 25 FEET OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD AND EASTERLY OF A LINE DRAWN PARALLEL WITH AND 50 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES THERETO), SAID WESTERLY RIGHT OF WAY LINE, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:  
THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 134.28 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LEAST DESCRIBED COURSE 50 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:** Attachment 2, Page 2


- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SET" indicates a set iron rebar, 5/8 inch in diameter and eighteen inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYORS LEGEND:**

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<b>ABBREVIATIONS</b>	<b>FIRC</b> - Found Iron Rod & Cap	<b>PSM</b> - Professional Surveyor & Mapper
(C) - Calculated	<b>FIR</b> - Found Iron Rod	<b>PT</b> - Point of Tangency
(D) - Deed	<b>FIRC</b> - Found Iron Rod & Cap	<b>PUE</b> - Public Utility Easement
(F) - Field	<b>FN</b> - Found Nail	<b>R</b> - Radius or Radial
(M) - Measured	<b>FN&amp;D</b> - Found Nail & Disc	<b>R/W</b> - Right of Way
(P) - Plat	<b>FRRSPK</b> - Found Rail Road Spike	<b>RES</b> - Residential
(S) - Survey	<b>GAR</b> - Garage	<b>RGE</b> - Range
A/C - Air Conditioning	<b>GM</b> - Gas Meter	<b>ROE</b> - Roof Overhang Easement
AE - Access Easement	<b>ID</b> - Identification	<b>RP</b> - Radius Point
ANE - Anchor Easement	<b>IE/EE</b> - Ingress/Egress Easement	<b>S/W</b> - Sidewalk
ASBL - Accessory Setback Line	<b>ILL</b> - Illegible	<b>SBL</b> - Setback Line
B/W - Bay/Box Window	<b>INST</b> - Instrument	<b>SCL</b> - Survey Closure Line
BC - Block Corner	<b>INT</b> - Intersection	<b>SCR</b> - Screen
BFP - Backflow Preventer	<b>IRRE</b> - Irrigation Easement	<b>SEC</b> - Section
BLDG - Building	<b>L</b> - Length	<b>SEP</b> - Septic Tank
BLK - Block	<b>LAE</b> - Limited Access Easement	<b>SEW</b> - Sewer
BM - Benchmark	<b>LB#</b> - License No. (Business)	<b>SIRC</b> - Set Iron Rod & Cap
BR - Bearing Reference	<b>LBE</b> - Limited Buffer Easement	<b>SMWE</b> - Storm Water Management Easement
BRL - Building Restriction Line	<b>LE</b> - Landscape Easement	<b>SN&amp;D</b> - Set Nail and Disc
BSMT - Basement	<b>LME</b> - Lake/Landscape Maintenance Easement	<b>SQFT</b> - Square Feet
C - Curve	<b>LS#</b> - License No. (Surveyor)	<b>STL</b> - Survey Tie Line
C/L - Center Line	<b>MB</b> - Map Book	<b>STY</b> - Story
C/P - Covered Porch	<b>ME</b> - Maintenance Easement	<b>SV</b> - Sewer Valve
C/S - Concrete Slab	<b>MES</b> - Mitered End Section	<b>SWE</b> - Sidewalk Easement
CATV - Cable TV Riser	<b>MF</b> - Metal Fence	<b>TBM</b> - Temporary Bench Mark
CB - Concrete Block	<b>MH</b> - Manhole	<b>TEL</b> - Telephone Facilities
CH - Chord Bearing	<b>NR</b> - Non-Radial	<b>TOB</b> - Top of Bank
CHIM - Chimney	<b>NTS</b> - Not to Scale	<b>TUE</b> - Technological Utility Easement
CLF - Chain Link Fence	<b>NAVD88</b> - North American Vertical Datum 1988	<b>TWP</b> - Township
CME - Canal Maintenance Easement	<b>NGVD29</b> - National Geodetic Vertical Datum 1929	<b>TX</b> - Transformer
CO - Clean Out	<b>OG</b> - On Ground	<b>TYP</b> - Typical
CONC - Concrete	<b>ORB</b> - Official Records Book	<b>UE</b> - Utility Easement
COR - Corner	<b>ORV</b> - Official Record Volume	<b>UG</b> - Underground
COR - Corner	<b>O/A</b> - Overall	<b>UP</b> - Utility Pole
CS/W - Concrete Sidewalk	<b>O/S</b> - Offset	<b>UR</b> - Utility Riser
CUE - Control Utility Easement	<b>OFF</b> - Outside Subject Property	<b>VF</b> - Vinyl Fence
CVG - Concrete Valley Gutter	<b>OH</b> - Overhang	<b>W/C</b> - Witness Corner
D/W - Driveway	<b>OHL</b> - Overhead Utility Lines	<b>W/F</b> - Water Filter
DE - Drainage Easement	<b>ON</b> - Inside Subject Property	<b>WF</b> - Wood Fence
DF - Drain Field	<b>P/E</b> - Pool Equipment	<b>WM</b> - Water Meter/Valve Box
DH - Drill Hole	<b>PB</b> - Plat Book	<b>WV</b> - Water valve
DUE - Drainage & Utility Easement	<b>PC</b> - Point of Curvature	
ELEV - Elevation	<b>PCC</b> - Point of Compound Curvature	
EM - Electric Meter	<b>PCP</b> - Permanent Control Point	
ENCL - Enclosure	<b>PI</b> - Point of Intersection	
ENT - Entrance	<b>PLS</b> - Professional Land Surveyor	
EOP - Edge of Pavement	<b>PLT</b> - Planter	
EOW - Edge of Water	<b>POB</b> - Point of Beginning	
ESMT - Easement	<b>POC</b> - Point of Commencement	
EUB - Electric Utility Box	<b>PRC</b> - Point of Reverse Curvature	
F/DH - Found Drill Hole	<b>PRM</b> - Permanent Reference Monument	
FCM - Found Concrete Monument		
FF - Finished Floor		
FIP - Found Iron Pipe		

**JOB SPECIFIC SURVEYOR NOTES:**



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**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**





Attachment 4

