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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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

**BACKGROUND AND INTRODUCTION**

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

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

The property has been zoned M-1 since 1966.

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

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

**SITE INFORMATION**

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

ADDRESS: 12127 Galena Road, Unit B

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



TOWNSHIP: Little Rock

PARCEL #: 01-01-200-002

LOT SIZE: 6.00 +/- Acres

EXISTING LAND USE: Offices and Warehouse of a Plastics Business

ZONING: M-1 Limited Manufacturing District

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

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Approval

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Single-Family Residential/Wooded	A-1 BP	Rural Estate Residential (Max Density 0.45 DU/Acre)	N/A
South	Industrial	M-1	Rural Estate Residential	N/A
East	Agricultural	A-1	Rural Estate Residential	N/A
West	Agricultural/Wooded	A-1	Rural Estate Residential	N/A

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

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

**ACTION SUMMARY**

**LITTLE ROCK TOWNSHIP**

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

**LITTLE ROCK-FOX FIRE PROTECTION DISTRICT**

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

**DESIGN STANDARDS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **RECOMMENDATION**

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

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

## **ATTACHMENTS**

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



**DEPARTMENT OF PLANNING, BUILDING & ZONING**  
 111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

PROJECT NAME TMF Building Addition FILE #           

<b>NAME OF APPLICANT</b>		
TMF Plastic Solutions LLC		
<b>CURRENT LANDOWNER/NAME(S)</b>		
TMF Management LLC		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 6.0	12127 Galena Road Unit B Plano, IL	01-01-200-002
<b>EXISTING LAND USE</b>	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
Manufacturing	M-1	M-1
<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>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Tim Raymond	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
John J Tebrugge	[REDACTED]	[REDACTED]
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE</b>	[REDACTED]	<b>DATE</b> 11/16/21

**RECEIVED**

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

NOV 23 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

PARCEL DESCRIPTIONS

FIP  
AT

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

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

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant TMF Management LLC  
Address 12127B Galena Road  
City Plano State IL Zip 60545

2. Nature of Benefit Sought Building Expansion

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

Building Expansion

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
The Gregory Kuppler Declaration of Trust April 24,2003	[REDACTED]	Owner

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

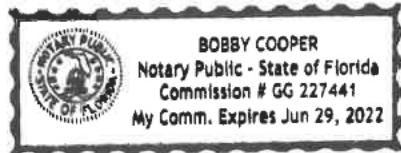
Greg Kuppler President [REDACTED]

VERIFICATION

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

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

(seal)



[REDACTED]  
Notary Public

## Certification of Trust


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

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

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

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

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

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


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

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

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

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

This trust is amendable.

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

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



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

Co-Trustee Signature: \_\_\_\_\_

Printed Name: Gregory L. Kuppler

Co-Trustee Signature: \_\_\_\_\_

Printed Name: Karen J. Kuppler

STATE OF ILLINOIS ) ss.

COUNTY OF DuPAGE )

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

[Seal]



Notary Public

My commission expires: 09/19/2021



# Illinois Department of Natural Resources

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

JB Pritzker, Governor

Colleen Callahan, Director

November 16, 2021

John Tebrugge  
Tim Raymond

[REDACTED]

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

Dear Applicant:

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

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

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

Please contact me if you have questions regarding this review.

[REDACTED]

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

PIN: 01-01-200-013  
 OWNER: KONICEK FAMILY LTD.  
 PARTNERSHIP PER DOC. 0000277  
 ZONING: A1 - AGRICULTURAL

SITE DATA:

TOTAL ACRES - 6.0 AC  
 EXISTING PARKING - 39 STALLS  
 2 HANDICAP  
 NEW PARKING - 0 STALLS

BUILDING COVERAGE:

EXISTING BLDGS - 83,227 S.F.  
 PROPOSED BLDGS - 20,630 S.F.  
 TOTAL BLDGS - 103,857 S.F.  
 TOTAL LOT - 261,359 S.F.  
 SITE COVERAGE - 40%

PIN: 01-01-200-024  
 OWNER: WADE R JOYNER &  
 TRACEY FISHER-JOYNER PER  
 DOC. 9605497  
 ZONING: A1-BP -  
 AGRICULTURAL

PROPOSED BUILDING  
 ADDITION  
 FF = 671.81

EXISTING COMMERCIAL  
 BUILDING  
 45,692 SF  
 FF = 671.81

PIN: 01-01-200-002  
 OWNER: TMF MANAGEMENT  
 ZONING: M1 - LIMITED  
 MANUFACTURING

1-Story Corrugated  
 Metal Building  
 35,720 SF  
 #12127 B Galena Rd.

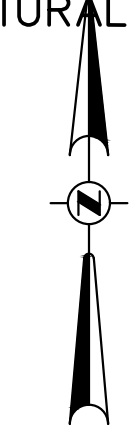
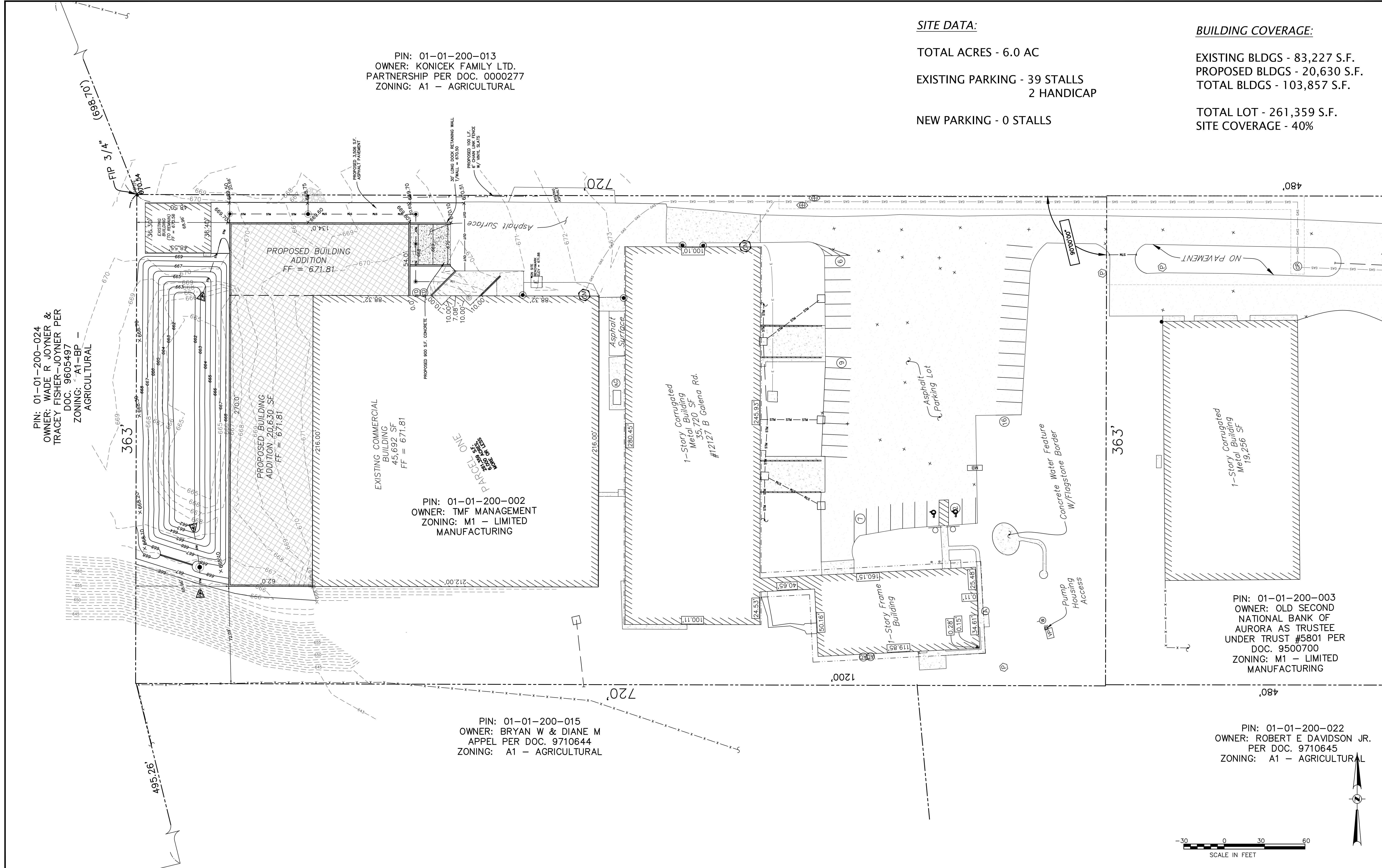
1-Story Frame  
 Building

1-Story Corrugated  
 Metal Building  
 19,256 SF

PIN: 01-01-200-003  
 OWNER: OLD SECOND  
 NATIONAL BANK OF  
 AURORA AS TRUSTEE  
 UNDER TRUST #5801 PER  
 DOC. 9500700  
 ZONING: M1 - LIMITED  
 MANUFACTURING

PIN: 01-01-200-015  
 OWNER: BRYAN W & DIANE M  
 APPEL PER DOC. 9710644  
 ZONING: A1 - AGRICULTURAL

PIN: 01-01-200-022  
 OWNER: ROBERT E DAVIDSON JR.  
 PER DOC. 9710645  
 ZONING: A1 - AGRICULTURAL



NO.	DATE	NOTES
1	11.23.21	KENDALL COUNTY REVIEW EMAIL 11.23.21

# ENGINEERING PLANS FOR TMF PLASTIC BUILDING ADDITION

SECTION 1, TOWNSHIP 37 NORTH , RANGE 6 EAST

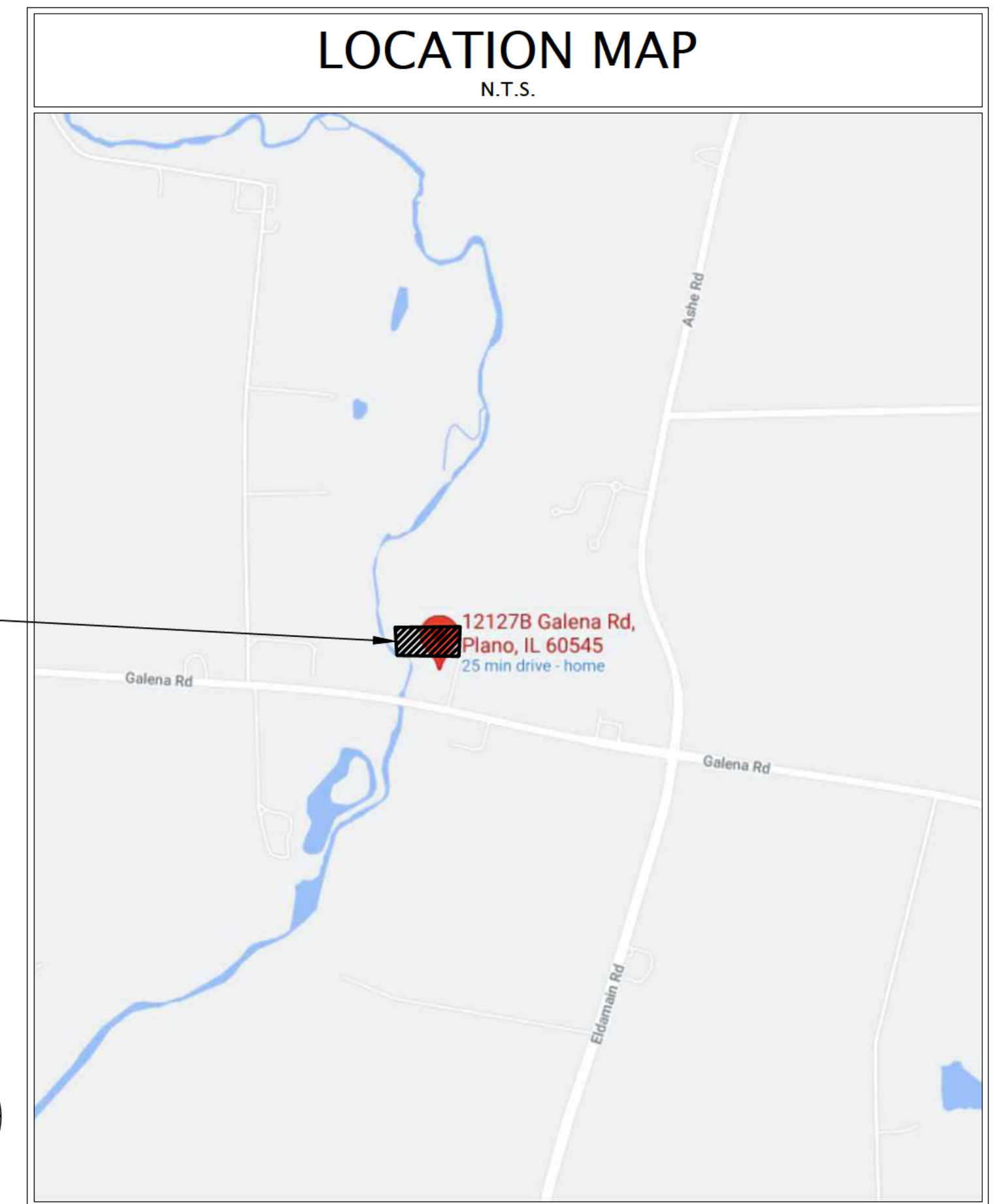
12127B GALENA RD  
PLANO, IL 60545  
KENDALL COUNTY  
NOVEMBER, 2021

### LEGEND

- PROPERTY BOUNDARY
- 600--- EXISTING CONTOUR LINE
- STM--- EXISTING STORM SEWER
- SAN--- EXISTING SANITARY SEWER LINE
- W--- EXISTING WATERMAIN
- U--- EXISTING UNDERGROUND ELECTRIC
- OE--- EXISTING OVERHEAD ELECTRIC
- GAS--- EXISTING GAS SERVICE
- T--- EXISTING TELEPHONE
- 673--- PROPOSED CONTOUR LINE
- W--- PROPOSED WATERMAIN
- STM--- PROPOSED STORM SEWER
- SAN--- PROPOSED SANITARY SEWER LINE
- GREASE--- PROPOSED GREASE SERVICE LINE
- V--- PROPOSED VENT LINE
- F--- EXISTING FENCELINE
- S--- PROPOSED SILT FENCE
- x 686.00 EXISTING SPOT SHOT
- x 686.00 PROPOSED SPOT GRADE

WATER:	EXIST	PROP
STORM:		
SANITARY:		

<ul style="list-style-type: none"> <li> R.O.W. MONUMENT</li> <li> PROPERTY PIN</li> <li> P.K. NAIL</li> <li> CHISELED MARK</li> <li> BENCHMARK</li> <li> HUB &amp; TACK</li> <li> SOIL BORING</li> <li> OVERLAND RELIEF</li> <li> FLOW DIRECTION</li> </ul>	<ul style="list-style-type: none"> <li> UTILITY POLE</li> <li> GUY WIRE LOC.</li> <li> UTIL CABINET</li> <li> UTIL PEDESTAL</li> <li> LIGHT POLE</li> <li> TRAFFIC SIGNAL</li> <li> ELECTRIC VAULT</li> <li> GAS VALVE</li> </ul>	<ul style="list-style-type: none"> <li> B-BOX</li> <li> HYDRANT</li> <li> VALVE</li> <li> VALVE VAULT</li> <li> INLET-CURB</li> <li> INLET OR MANHOLE</li> <li> FLARED END SECTION</li> <li> CLEANOUT</li> <li> MANHOLE</li> </ul>
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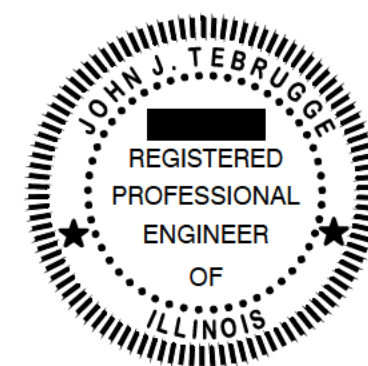
### INDEX TO SHEETS

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

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL

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

GIVEN UNDER MY HAND & SEAL THIS 23<sup>RD</sup> DAY OF NOVEMBER, 2021



ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. [REDACTED] EXPIRES NOV. 30, 2021

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



Know what's below.  
Call before you dig.

Contractor and/or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

### UTILITY STATEMENT

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

### BENCHMARKS:

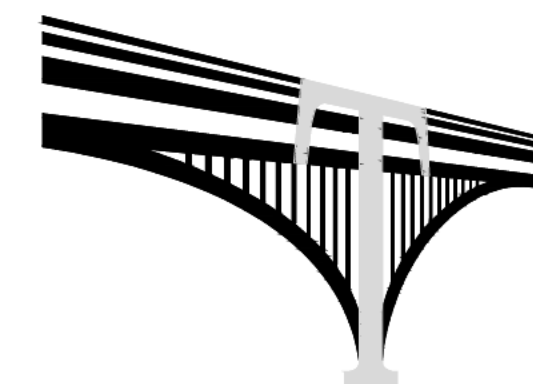
1. NATIONAL GEODETIC SURVEY MONUMENT PID - MF0523 LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE CENTERLINE OF THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION STANDARD DISK IN CONCRETE STAMPED "Y 49 1934"  
NAVD 88 DATUM  
ELEVATION = 649.12
2. ON-SITE BENCHMARK NORTH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

### PLANS PREPARED FOR:

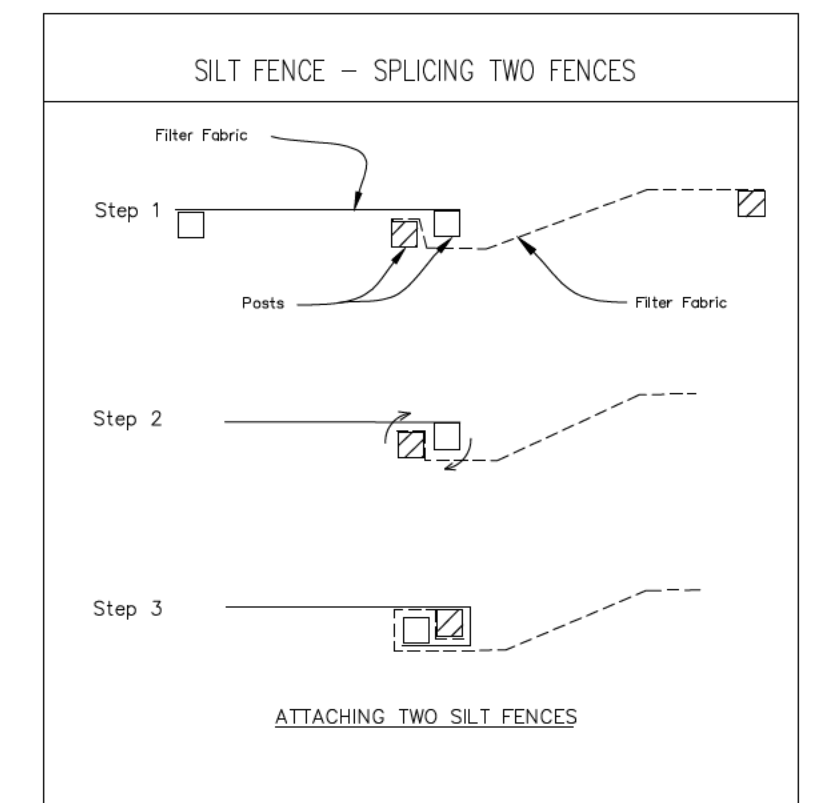
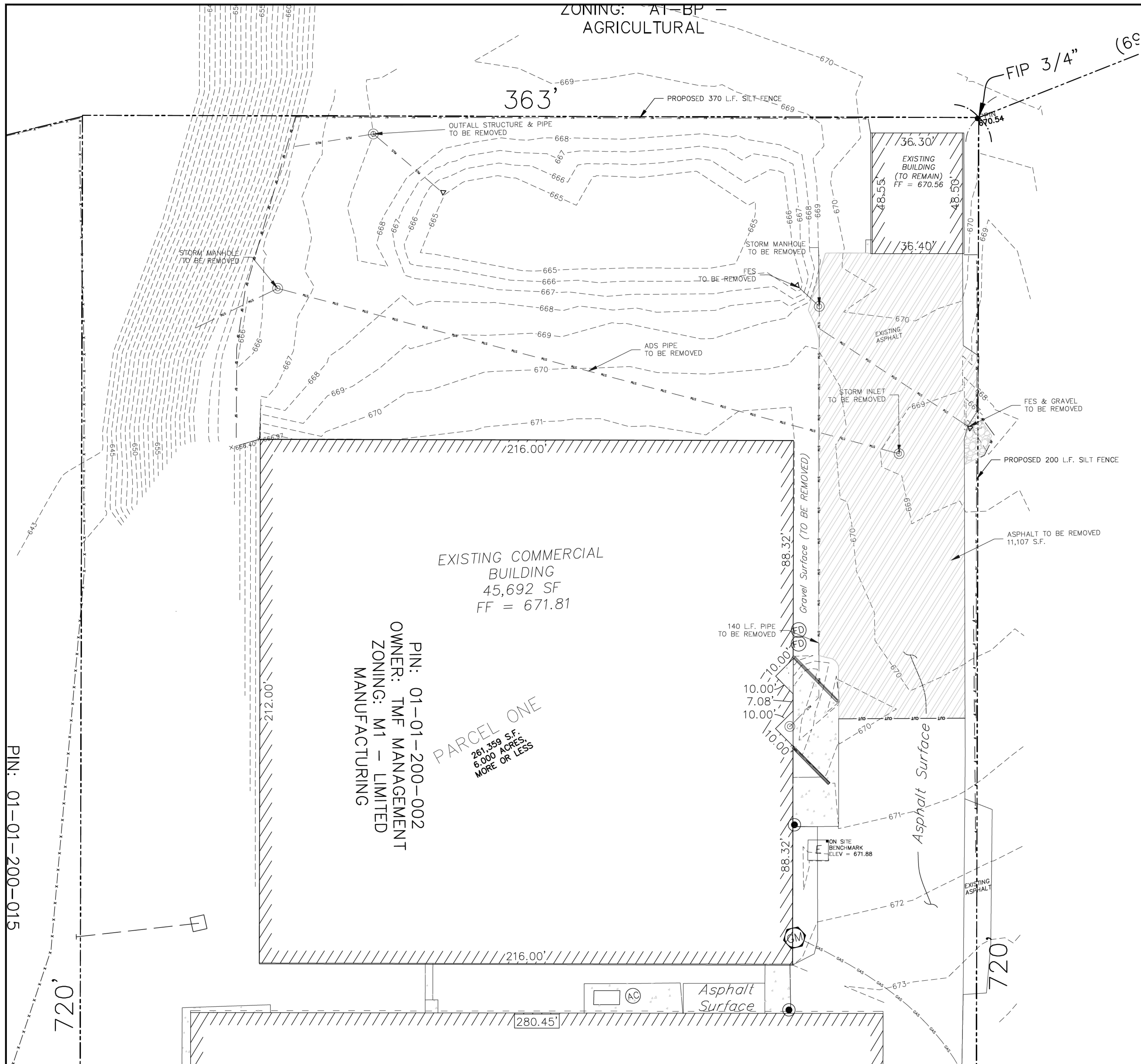
TMF PLASTIC SOLUTIONS, LLC  
12127 GALENA ROAD - UNIT B  
PLANO, IL 60545  
PHONE: (630) 552-7575

### CIVIL ENGINEER:

TEBRUGGE ENGINEERING  
410 E CHURCH ST - SUITE A  
SANDWICH, ILLINOIS 60548  
(815) 786-0195  
INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM



NO.	DATE	NOTES
1	11.23.21	KENDALL COUNTY REVIEW EMAIL 11.23.21



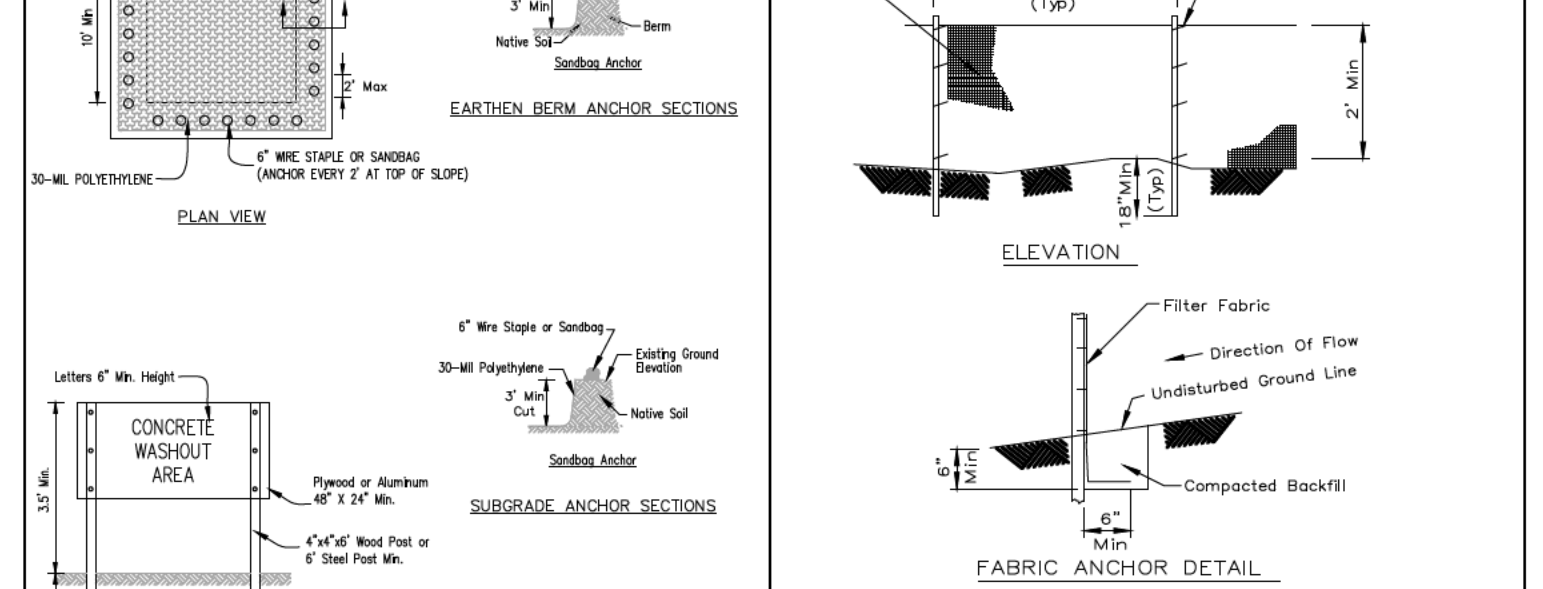
- Place the end post of the second fence inside the end post of the first fence.
- Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
- Cut the fabric near the bottom of the stakes to accommodate the 6" gap.
- Drive both posts a minimum of 18 inches into the ground and bury the silt fence.
- Compact backfill (particularly at splices) completely to prevent stormwater piping.

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

REVISION	DATE	DESCRIPTION	APPROVED

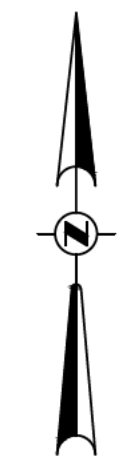
STANDARD DRAWING NO. TM-6202(W) SHEET 1 OF 2 DATE 3-16-2021

SILT FENCE PLAN



TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

REVISION	DATE	DESCRIPTION	APPROVED

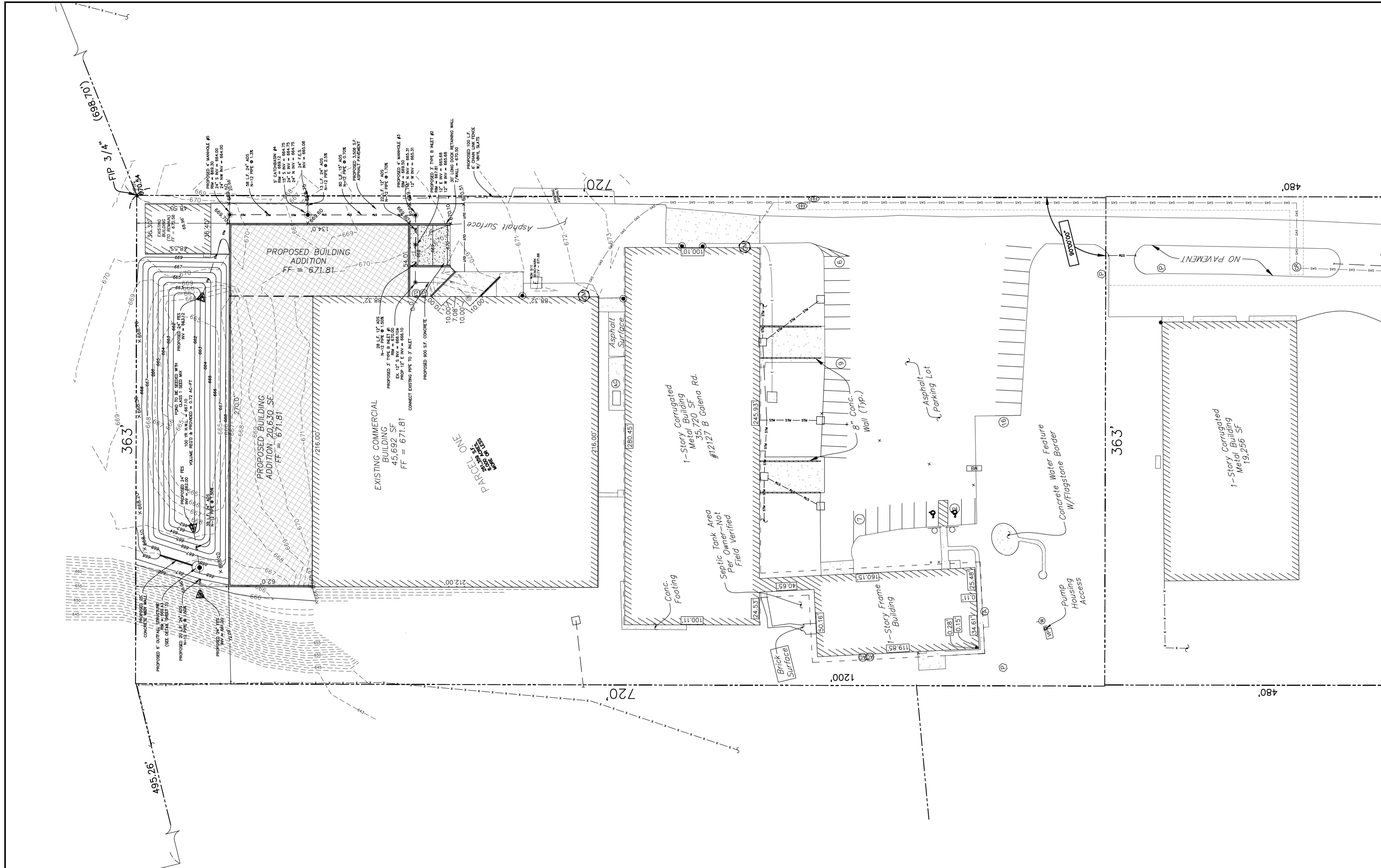


NO.	DATE	NOTES
1	11.23.21	KENDALL COUNTY REVIEW EMAIL 11.23.21

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

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

TMF PLASTIC BUILDING ADDITION		PROJECT NO. 21 504 01	SHEET NO. 2
EXISTING CONDITIONS & DEMOLITION PLAN		SCALE: 1" = 20'	OF 5 SHEETS
		DATE: NOV 15, 2021	

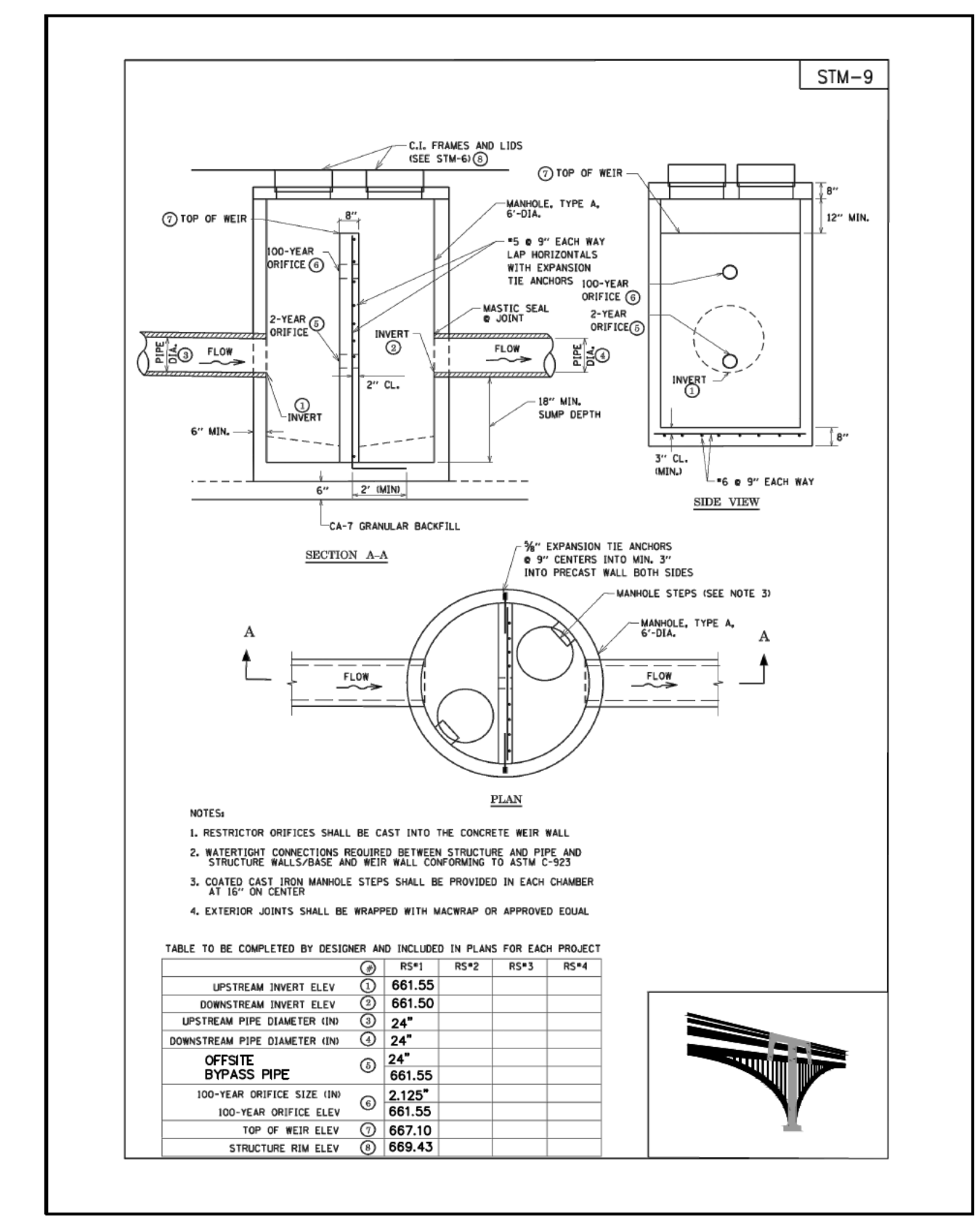
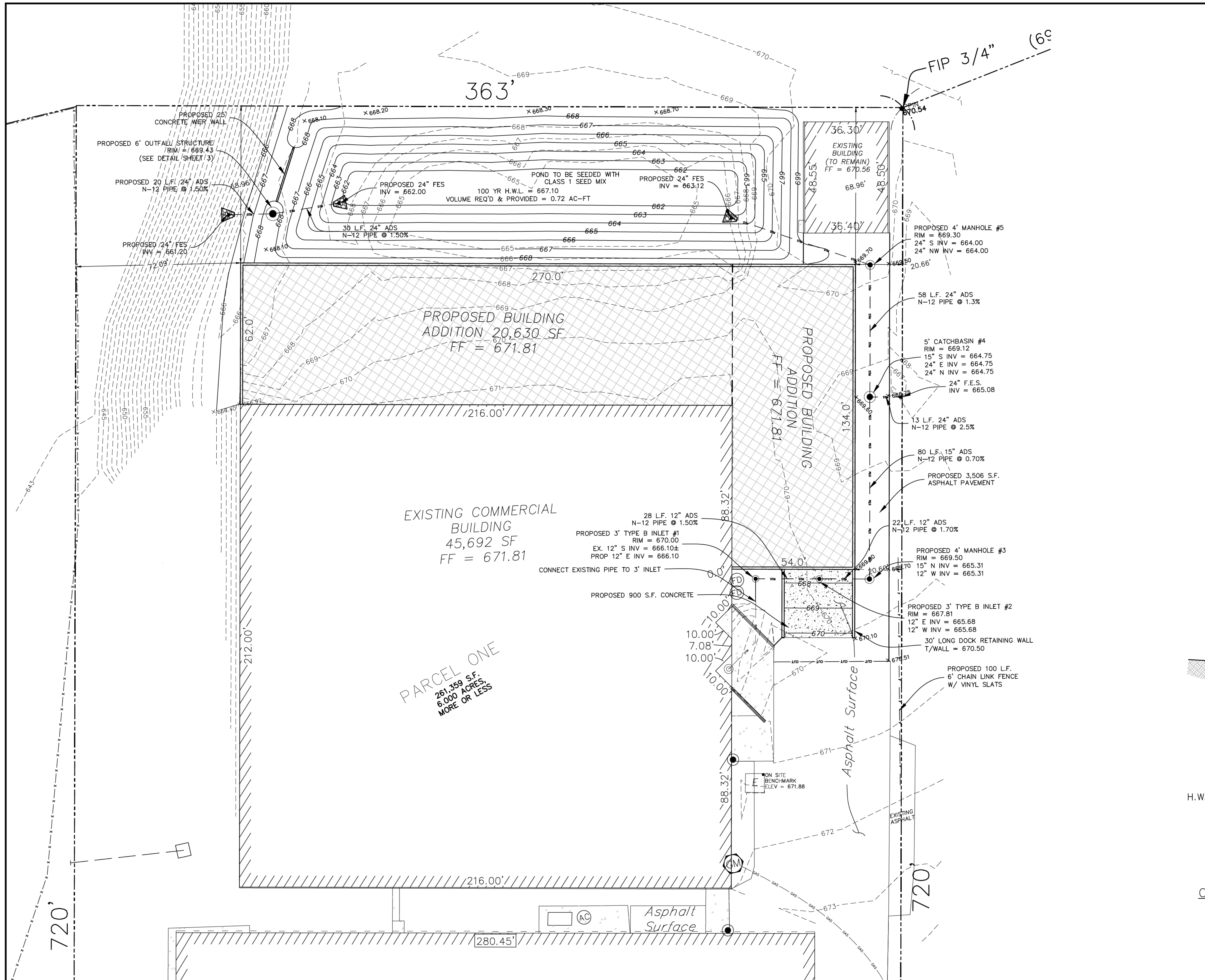


NO.	DATE	NOTES
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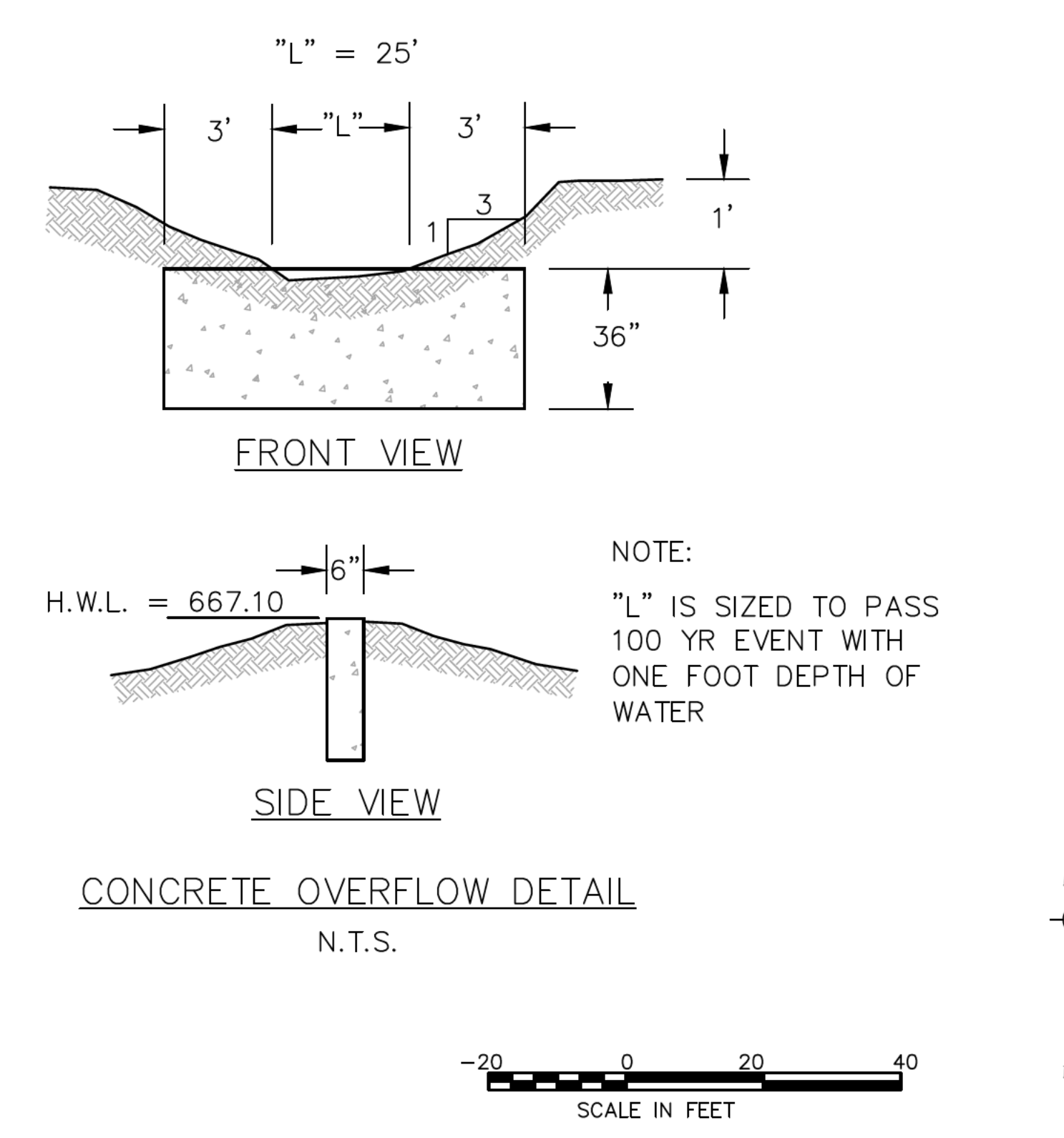
PREPARED FOR:  
**TMF PLASTIC SOLUTIONS, LLC**  
 12127 GALENA RD-UNIT B, PLANO, IL 60545

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

PROJECT NO.	21 504 01	SHEET NO.	<b>3</b>
SCALE:	1" = 20'		
DATE:	NOV 15, 2021		OF 5 SHEETS



**BUILDING COVERAGE:**  
 EXISTING BLDGS - 83,227 S.F.  
 PROPOSED BLDGS - 20,630 S.F.  
 TOTAL BLDGS - 103,857 S.F.  
 TOTAL LOT - 261,359 S.F.  
 SITE COVERAGE - 40%

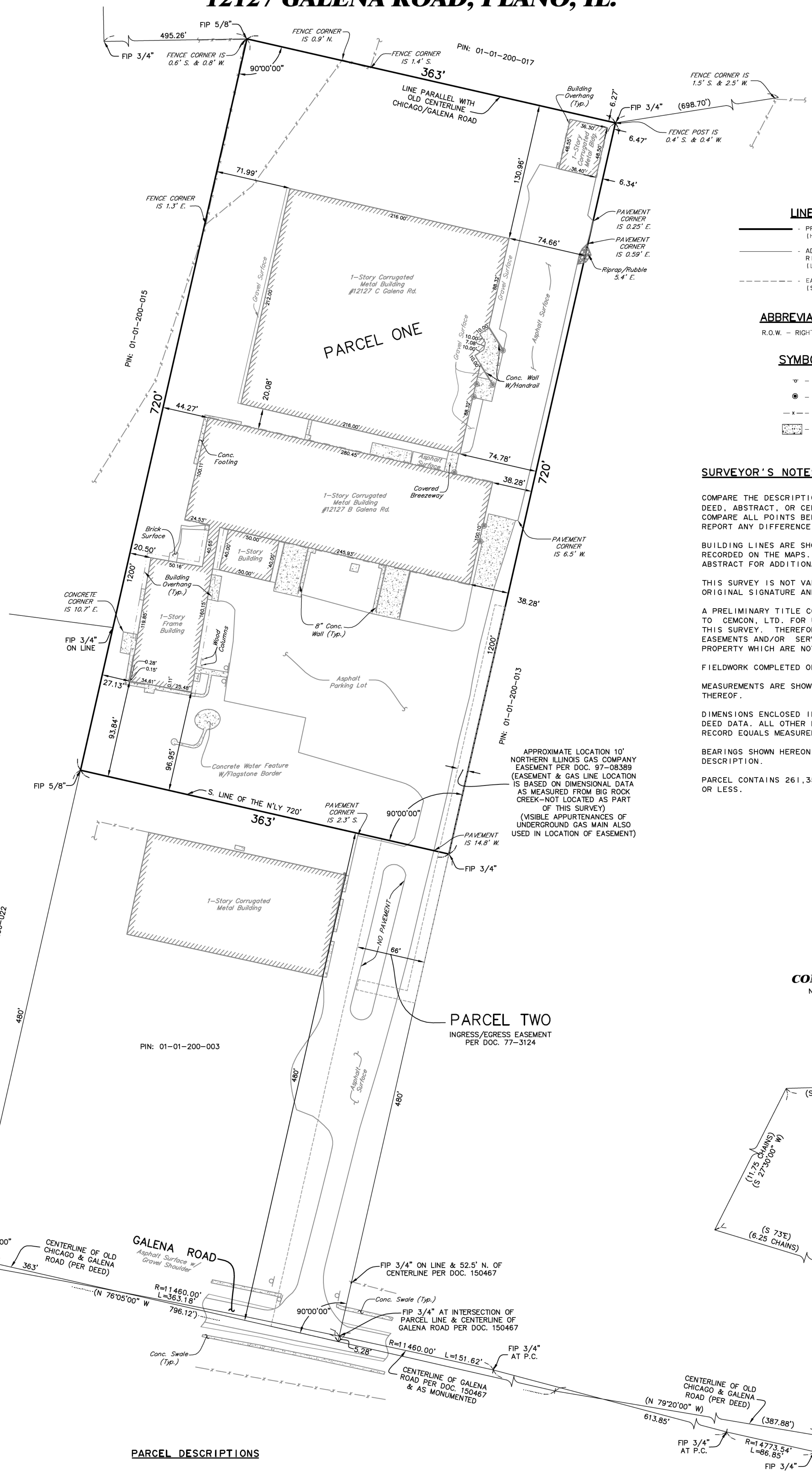
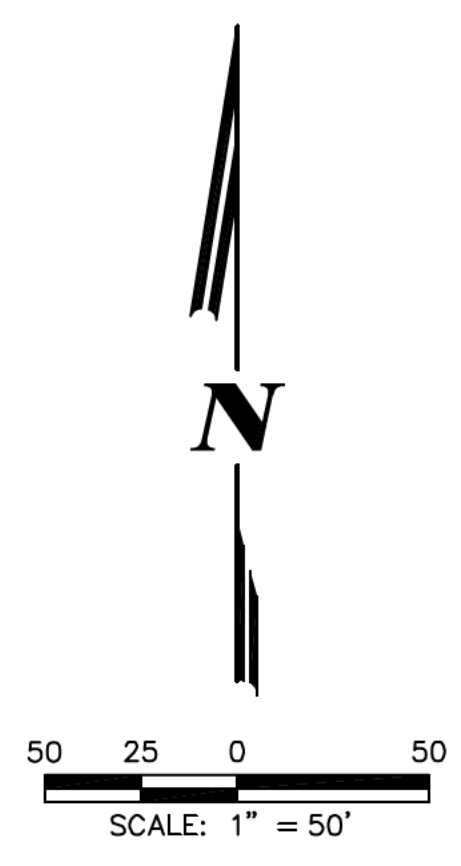






# PLAT OF SURVEY

OF  
12127 GALENA ROAD, PLANO, IL.



### LINE LEGEND

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

### ABBREVIATIONS LEGEND

R.O.W. - RIGHT-OF-WAY

### SYMBOL LEGEND

- STREET SIGN
- BOLLARD
- FENCE/GATE
- CONCRETE SURFACE

### SURVEYOR'S NOTES

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

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

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

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

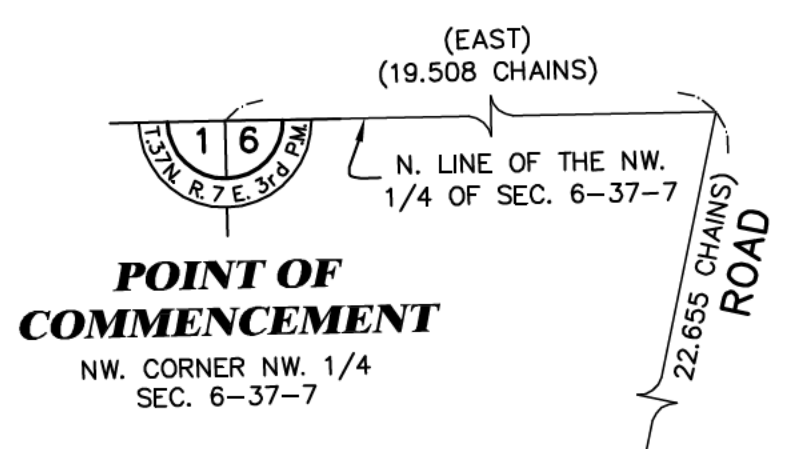
FIELDWORK COMPLETED ON NOVEMBER 10, 2019.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

BEARINGS SHOWN HEREON ARE BASED ON RECORD DESCRIPTION.

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



### PARCEL TWO

INGRESS/EGRESS EASEMENT PER DOC. 77-3124

### PARCEL DESCRIPTIONS

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

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

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)

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

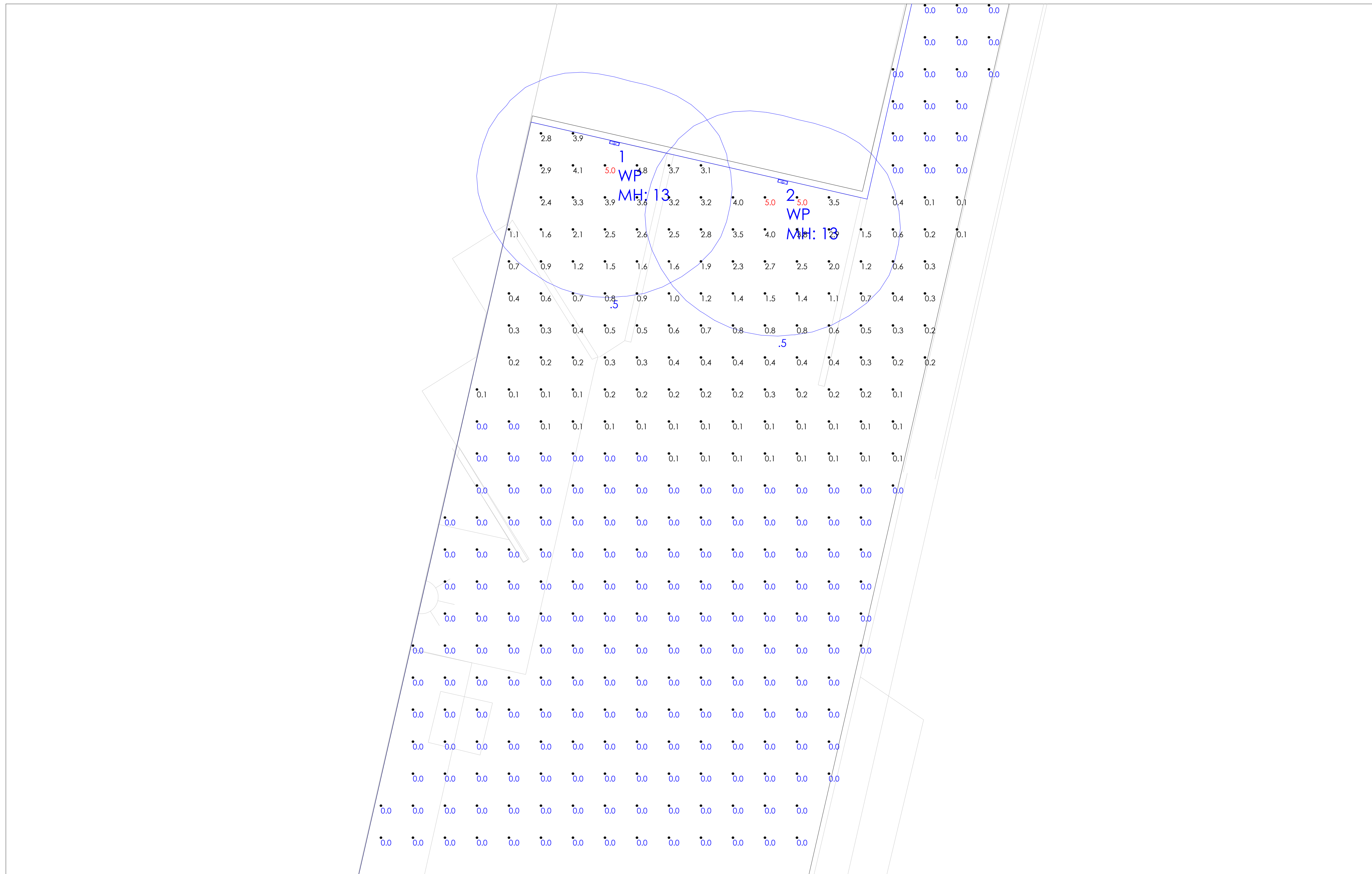
DATED THIS 10TH DAY OF NOVEMBER, 2019.

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

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 460053 FILE NAME: ALTA UPDATE  
DRAWN BY: LAL FLD. BK. / PG. NO.: 809/16-23  
COMPLETION DATE: 6-26-12 JOB NO.: 460.053  
REVISED: 11-10-19/SMR UPDATED SURVEY

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Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
☐	2	WP	Single	29.1	29.1	3060	3060	0.900	HUBBELL OUTDOOR LIGHTING	SG1-30-4K7-FT

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE_Planar	Illuminance	Fc	0.46	5.0	0.0	N.A.	N.A.	

Luminaire Location Summary				
LumNo	Label	Mtg Ht	Orient	Tilt
1	SG1-30-4K7-FT	13	256	0
2	SG1-30-4K7-FT	13	256	0

Lighting calculations are based on the manufacturer's data and are intended to provide a general indication of lighting levels. The actual lighting levels may vary due to site conditions, weather, and other factors. The designer is not responsible for the actual lighting levels. The user of this document is advised to consult with a qualified lighting professional for a detailed lighting design. The user of this document is advised to consult with a qualified lighting professional for a detailed lighting design. The user of this document is advised to consult with a qualified lighting professional for a detailed lighting design.



#	Date	Comments

Drawn By: Joeli Collins  
 Drawn By: joeli.collins@pg-enlighten.com  
 Date: 11/18/2021  
 Scale: 1" = 8'

Project Name:  
**TMF PLASTIC SOLUTIONS**  
 Location:  
 12127 GALENA RD UNIT B, PLANO, IL

# SLING Series

SLENDER WALLPACK

tradeSELECT®

## FEATURES

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



\*3000K and warmer CCTs only



## RELATED PRODUCTS

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

## SPECIFICATIONS

### HOUSING

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

### OPTICS

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

### INSTALLATION

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

### ELECTRICAL

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

### OPTIONS/CONTROLS

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

### CERTIFICATIONS

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

### WARRANTY

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

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

# SLING SERIES

SLENDER WALLPACK

## ORDERING GUIDE

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

 CATALOG # 

### ORDERING INFORMATION

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

## Notes:

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

### STOCK ORDERING INFORMATION

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

# SLING SERIES

SLENDER WALLPACK

## ORDERING GUIDE

### OPTIONS AND ACCESSORIES

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

### ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

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

Notes:

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

# SLING SERIES

SLENDER WALLPACK

## PERFORMANCE DATA

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

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

## ELECTRICAL DATA

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

## PROJECTED LUMEN MAINTENANCE

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

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

# SLING SERIES

SLENDER WALLPACK

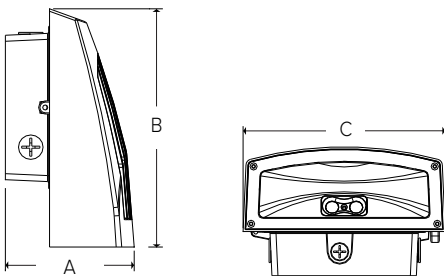
## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

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

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

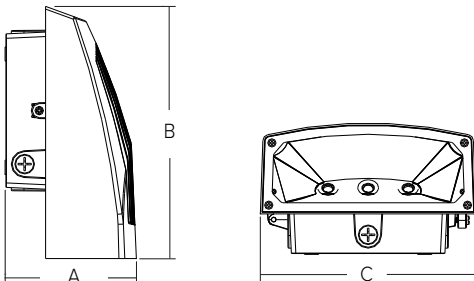
## DIMENSIONS

SG1



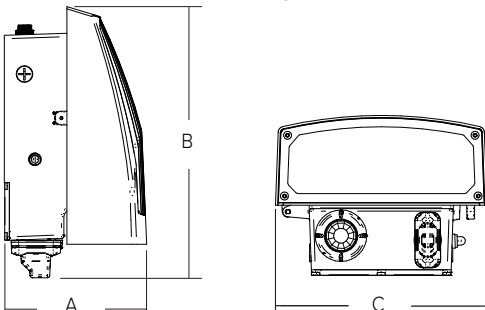
A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

SG2



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

SG2 with occupancy sensor and battery options



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

# SLING SERIES

SLENDER WALLPACK

## PHOTOMETRY

### SG1-10-4K7

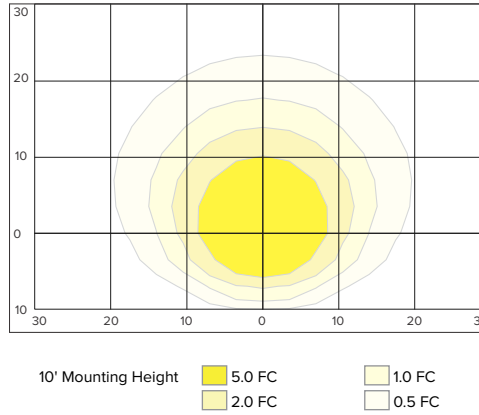
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE



### SG1-20-4K7

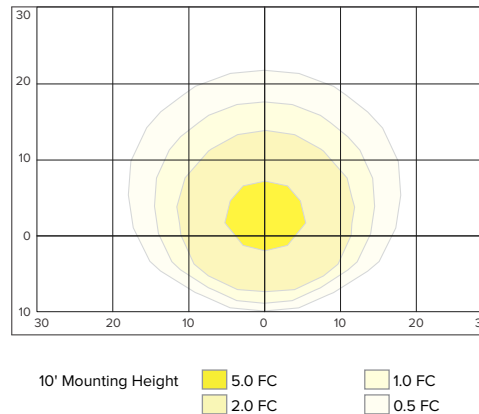
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE



### SG1-30

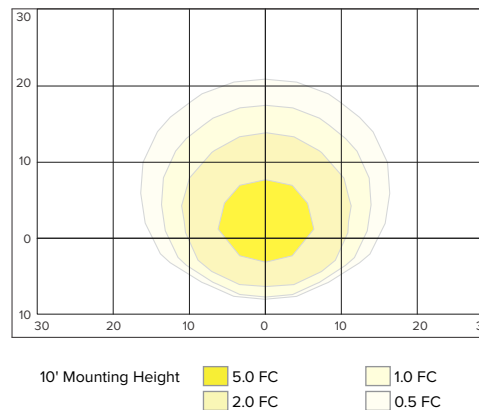
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE





# SLING SERIES

SLENDER WALLPACK

## PHOTOMETRY

### SG1-40-4K7

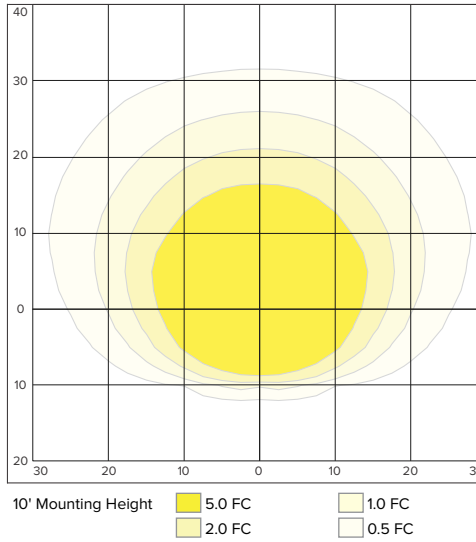
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE



### SG2-50-4K7

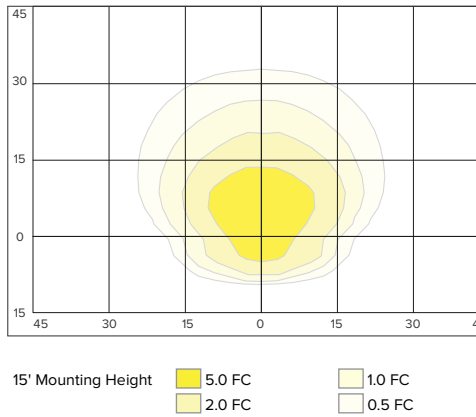
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE



### SG2-80-4K7

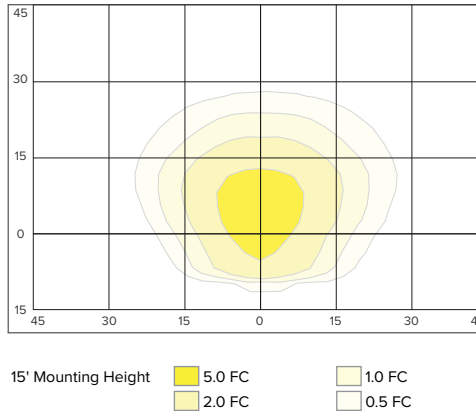
#### LUMINAIRE DATA

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

#### ZONAL LUMEN SUMMARY

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

#### ISOMETRIC FOOTCANDLE



# SLING SERIES

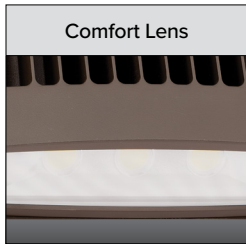
SLENDER WALLPACK

## ADDITIONAL INFORMATION

### Shipping Information

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

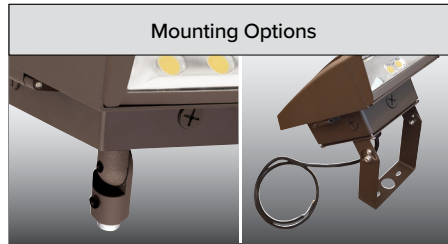
### Accessories and Services



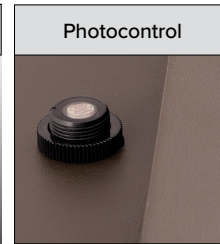
Acrylic comfort lens provides glare control, improved visual comfort and better uniformity



Visor accessory included with mounting accessory kits



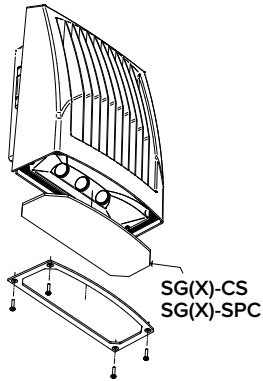
Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)



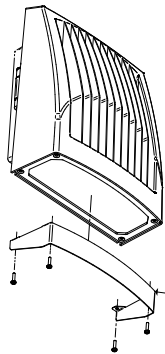
Photocontrol option available for energy-saving dusk-to-dawn operation



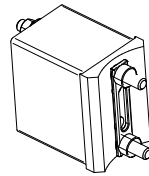
Side hinged for easy installation and wiring access, single screw secures housing closure



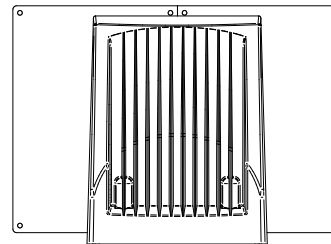
SG(X)-CS  
SG(X)-SPC



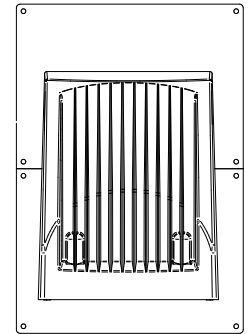
SG(X)-YOKE  
SG(X)-KNUCKLE



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



SG(X)-WCP-H



SG(X)-WCP-V

### Features



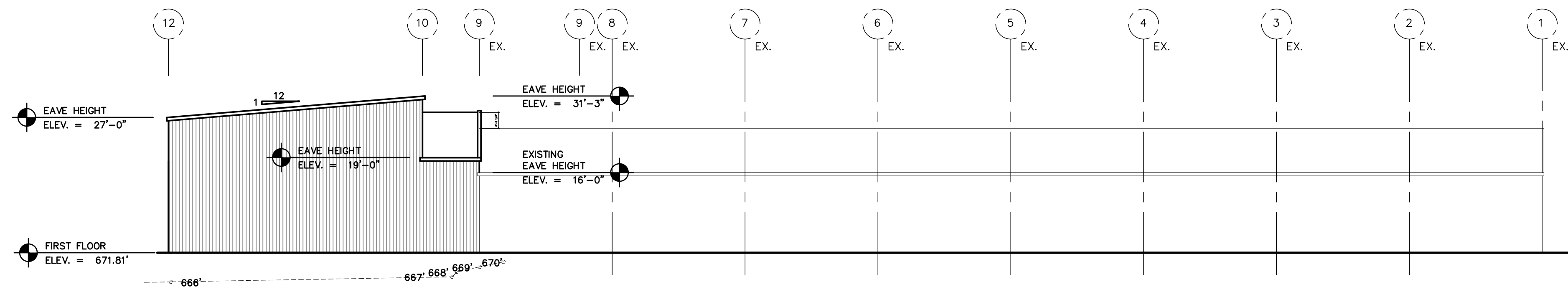
Battery back up feature with side indicator.

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

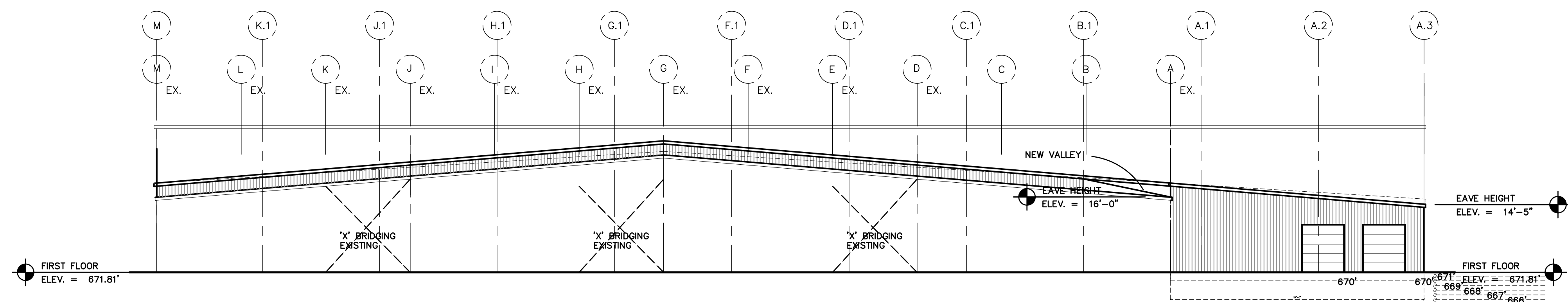
Diagrams for illustration purposes only, please consult factory for application layout.



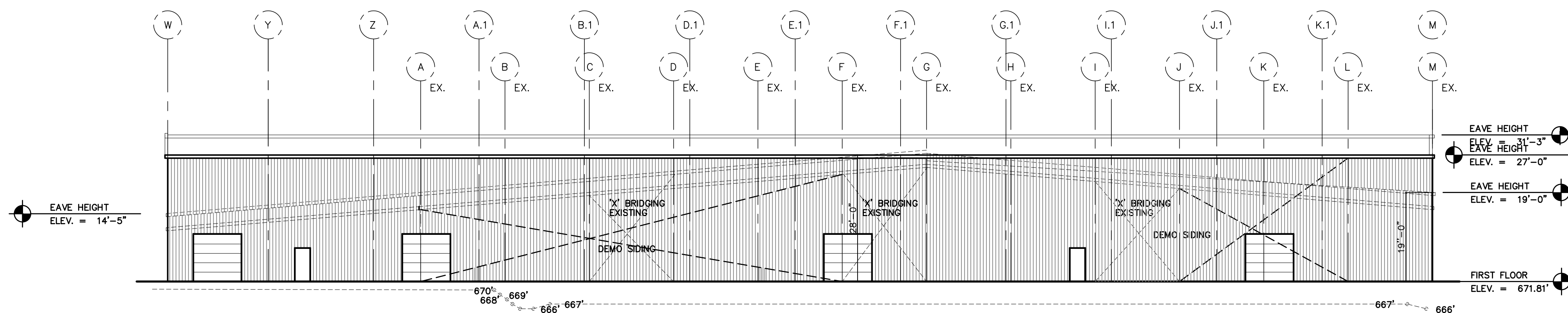
SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.



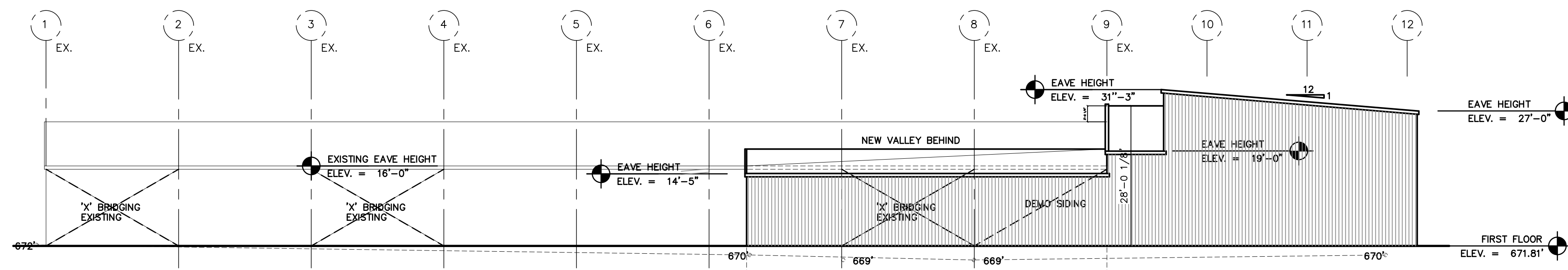
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

TMF MANAGEMENT  
 12127B GALENA ROAD  
 KENDALL COUNTY, ILLINOIS

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

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


PROJECT NO.

SK3.1

# Attachment 7

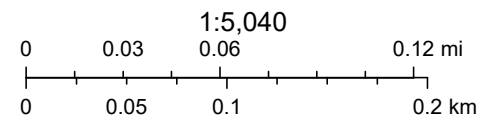


November 23, 2021

 Kendall County Address Points

Parcels

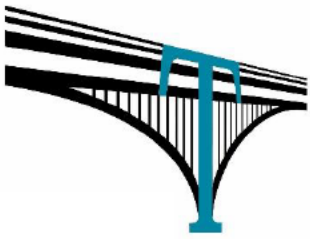
Ownership Parcel



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Kendall County Web GIS

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



# TEBRUGGE ENGINEERING

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

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

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November 23, 2021

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

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

Dear Mr. Asselmeier,

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

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

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering



John Tebrugge