

**VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING
10 N. Water Street
South Elgin, Illinois 60177
February 19, 2020 7:00pm
AGENDA**

A. Call to Order

B. Roll Call

C. Approval of Minutes

1. Minutes of the November 20, 2019 Regular Planning and Zoning Commission Meeting

D. Public Hearing and Discussion

1. CD 20-01: Request for a Special Use for a Cannabis Craft Grower located at 740 Schneider Drive in the I-Industrial District - South Elgin CGF, LLC applicant.

E. New Business

1. Annual Review of the 2030 Comprehensive Plan and Village Center Plan
2. Annual Administrative Adjustments Report

F. Public Comment

G. Adjournment

VILLAGE OF SOUTH ELGIN

Village President
Steven Ward

Village Clerk
Margo Gray

Village Administrator
Steven J. Super

10 N. Water St. • South Elgin, Illinois 60177
Community Development Department
847-741-3894 • Fax: 847-741-3959

Village Trustees

Jennifer Barconi
Lisa Guess
Michael Kolodziej
Gregory J. Lieser
Scott Richmond
John Sweet

STAFF REPORT

To: Chairman Brian Carlson and Members of the South Elgin Planning & Zoning Commission

From: Nancy Hill, Director of Community Development

Date: February 12, 2020 for the February 19, 2020 Planning & Zoning Commission Meeting

RE: **CD 20-01: Special Use for a Cannabis Craft Grower business at 740 Schneider Drive**

Background Information:

Petitioner: South Elgin CGF, Inc.
Ross Morreale
1033 W. Van Buren Street, Suite 500
Chicago, IL 60607

Property Owner: Schneider Exchange, LLC
Meruelo Group
C/O Armando Delgado
9550 Firestone Blvd, Suite 105
Downey, CA 90241

Subject Property: 740 Schneider Drive
PINs: 06-26-303-008 and 06-26-303-009

Comprehensive Plan Designation: Industrial Land Uses

Current Zoning: I Industrial Zoning District

Surrounding Land Uses:

North: Industrial Warehouse
South: Industrial Warehouse
East: Industrial Warehouse
West: Industrial Warehouse (City of Elgin)

Request: The Petitioner is requesting a Special Use Permit for a Cannabis Craft Grower located at 740 Schneider Drive in the I Industrial Zoning District.

Location Map:



Planning and Zoning Commission Review:

OPEN PUBLIC HEARING

In compliance with state statutes and the Unified Development Ordinance (UDO), a Public Hearing notice was published in the Friday, January 31, 2020 edition of the Daily Herald. Property owners within 250 feet of the subject property were notified of the time, date, and place for the public hearing by mail.

Project Summary: The Petitioner is seeking a recommendation of approval for a proposed craft grower at 740 Schneider Drive. There is an existing vacant 40,000 square foot building on the subject property that the Petitioner would use for its business. The building was formerly home to Fuji Foods and is already set up to meet many FDA and Department of Agriculture standards, and could easily be converted to a cannabis craft grower business. As a result, there has been much interest in this building for this proposed use.

No variations or relief from the Zoning Ordinance is being requested. The Petitioner meets the parking requirements. Initially 10 employees are expected, with about 35-40 employees at full capacity. The Petitioner has stated there would be no outdoor storage or materials. Signage is at a minimum and the Petitioner has indicated that they will meet the signage requirements

outlined in the UDO, as this is not a location for the general public and no retail sales will occur on this site.

The planned hours of operation will be 6 am to 6 pm.

In 2019, Cannabis Regulation and Tax Act (the “Act”) was signed into law by the state of Illinois to legalize the cultivation, sale, possession, and consumption of cannabis in Illinois, beginning January 1, 2020. The Act allows the Village to regulate cannabis businesses, such as dispensaries, cultivation centers, transporters, processors, and craft growers, collectively known as “cannabis business establishments”. In addition, the Act authorizes the Village to enact reasonable zoning ordinances or resolutions regulating cannabis business establishments as long as such regulations are not in conflict with the Act.

Subsequently, the South Elgin Planning and Zoning Commission reviewed and the Village Board approved a text amendment to the Unified Development Ordinance (UDO) to allow cannabis businesses in certain zoning districts, depending on the proposed use. The Village Board also approved a resolution limiting the number of the various types of cannabis business establishments.

A 'craft grower' under Illinois law means a facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization. A craft grower may utilize up to 5,000 square feet of canopy space on its premises for plants in the flowering state. The Department of Agriculture may authorize an increase or decrease of flowering stage cultivation space in increments of 3,000 square feet based on market need, craft grower capacity, and/or the licensee's history of compliance or non-compliance, with a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.

The UDO currently states that Cannabis Craft Growers are a special use in the I Industrial District only. In addition, a Craft Grower must comply with the following conditions summarized below:

- Comply with all state regulations and rules.
- Substantial compliance with the plans submitted.
- Must be at least 250 feet from existing preschools, elementary schools, secondary schools, day care centers, state-licenses day care homes, parks, and libraries; and at least 100 feet from a principal residential structure.
- Comply with all state-imposed security requirements.
- Comply with all state-imposed air treatment requirements.
- Minimize traffic congestion.
- Comply with all state, county, and Village regulations governing cannabis waste.
- Drive-thru service is not permitted.
- On premise consumption is prohibited.
- Prior to certificate of occupancy all required state licenses to operate as a cannabis business establishment must be provided to the Zoning Administrator and be

maintained in effect at all times.

- The special use applies to the applicant only and is non-transferrable.
- Cannabis craft growers are subject to random and unannounced inspections by law enforcement, and safety or health inspectors.
- If reasonable cause of violation exists, all cannabis business establishments are subject to inspections by the Zoning Administrator, Police or other village agents and employees, with the assistance of the Village Attorney.

In addition, the Village Board may also require additional safeguards, including imposing hours of operation for a cannabis business establishment, requiring additional air treatment, etc.

Review of Special Use Request: The purpose of a special use is to provide for uses, which may have a special, unique, or unusual impact upon the use of neighboring property. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on certain standards outlined below.

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

Petitioner's Findings: The proposed craft grower use will not endanger the health, safety, comfort, convenience, and general welfare of the public in any way as the entireties of the craft grow operations will be with the secure physical building completely out of public view. Illinois state law requires that all craft grow operations take place within a secure and locked facility out of public view.

Staff Review: The Petitioner has stated there would be no outdoor storage or materials. Signage is at a minimum and the Petitioner has indicated that they will meet the signage requirements outlined in the UDO, as this is not a location for the general public and no retail sales will occur on this site.

The South Elgin Police Department has reviewed the security plan provided by the Petitioner and also met with the Petitioner to discuss. The Police Department offers the following suggestions and is otherwise comfortable with the security plan:

- All exterior doors, including overhead doors, shall be numbered sequentially and signed with 3" letters;
- In addition to the other security cameras being installed per the Petitioner's Security Plan, additional security cameras shall be installed on the roof such that the entire roof is visible through the camera system;
- The Petitioner shall pay the Village for the expense to install a security camera in the Village's right-of-way in the immediate vicinity of the Subject Property. Such security camera shall connect to the Village's system.
- A representative of the Craft Grower Business shall meet with Village of South Elgin Police Department upon receipt of its state license to operate as a Craft Grower and annually thereafter as long as the business continues to operate on the subject property, to review the security plan.

- The Craft Grower Business shall notify the Village of South Elgin Police Department in writing of any changes to the Security Plan within five (5) business days of said change.

Staff has also reviewed the Petitioner's odor control plan, inventory control plan, cannabis waste plan, and recycling plan, and we find them all to be acceptable. Staff requests that updated plans be provided to the Village upon approval from the state of Illinois.

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

Petitioner's Findings: All adjacent and nearby properties are zoned industrial and accordingly have commercial or industrial uses. Although a craft grow facility is clearly different use than nearby properties, due to the uniqueness of craft grows, the primary functions of a craft grow are very similar to other commercial/industrial uses like creating food products from raw materials, packaging finished products, selling and shipping finished products to wholesale customers. The previous tenant had a very similar uses as a food processing facility.

Staff Review: The proposed use is compatible with the character of adjacent property and other properties within the immediate vicinity of the proposed special use. Further, the proposed use far exceeds the Village's minimum requirements that a cannabis business establishment must be at least 250 feet from existing preschools, elementary schools, secondary schools, day care centers, state-licenses day care homes, parks, and libraries; and at least 100 feet from a principal residential structure. The closest facility is a park – Sperry Park – which is about 900 feet away as the crow flies from property line to property line or about 2,500 feet when using public sidewalks. The closest residential units are the apartments located on Martin and Sperry Drives, which is about one (1) block away.

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

Petitioner's Findings: The craft grow use will not have any detrimental effects on the development or improvement of neighboring properties. The entirety of the craft grow operation will take place within the secure locked and enclosed facility of out of public view.

Staff Review: The building is existing and is well-suited for a craft grow facility. There will be no significant exterior building alterations and limited signage. It is expected that adjacent businesses will not even be able to tell that a cannabis business operates out of the facility.

4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

Petitioner's Findings: The craft grow facility will have adequate utilities, access roads, drainage, and any other necessary facilities for proper operations. The existing building currently has 4000 AMPS of power, which is more than sufficient for the craft grow use. The existing access roads and drainage are sufficient for a craft grow.

Staff Review: The proposed use is not a high volume traffic generator, and the previous use likely generated more truck traffic. One to two deliveries a day are expected, with cargo vans being used. No box trucks or semi-trucks will be used at this site. There is adequate on-site parking and loading.

The proposed use is also not a high volume water user, mostly due to the size limitations of the craft grow license. The expected water use is 3,250 gallons per day, which is about the same as the average single-family home.

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

Petitioner's Findings: The Village adopted a special use ordinance for craft grows to locate in industrial zoned areas. The proposed site is within the designated industrial zoned area authorized by the Village ordinance and is therefore consistent with the intent of the Comprehensive Plan, the Unified Development Ordinance, and all other land use policies of the Village.

Staff Review: The proposed use complies with the Comprehensive Plan, UDO, and other land use policies of the Village.

DISCUSSION BY PLANNING AND ZONING COMMISSION AND PUBLIC

VOTE ON ACCEPTANCE OF FINDINGS OF FACTS (VOICE VOTE)

That the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner.

CLOSE PUBLIC HEARING (VOICE VOTE)

VOTE ON SPECIAL USE (ROLL CALL VOTE)

That the Planning and Zoning Commission recommend approval to the Village Board of petition CD 20-01 for a Special Use Permit for the proposed Cannabis Craft Grower use located at 740 Schneider Drive in the I Industrial District with the following conditions of approval:

- *The special use shall apply to the Petitioner only and is non-transferrable;*
- *The Petitioner use shall comply with all state regulations and rules;*
- *The use shall be in substantial compliance with all plans submitted;*
- *On premise consumption of cannabis shall be prohibited;*
- *Prior to certificate of occupancy all final applications, plans, and required state licenses to operate as a cannabis business establishment shall be provided to the Zoning Administrator and shall be maintained in effect at all times that the business is operational at the subject property;*
- *The use shall be subject to random and unannounced inspections by law enforcement and safety or health inspectors;*
- *If reasonable cause of violation exists, all cannabis business establishments shall be subject to inspections by the Zoning Administrator, police or other village agents and employees, with the assistance of the Village Attorney;*
- *All exterior doors, including overhead doors, shall be numbered sequentially and signed with 3" letters;*
- *In addition to the other security cameras being installed per the Petitioner's Security Plan, additional security cameras shall be installed on the roof such that the entire roof is visible through the camera system;*
- *The Petitioner shall pay the Village for the expense to install a security camera in the Village's right-of-way in the immediate vicinity of the Subject Property. Such security camera shall connect to the Village's system;*
- *A representative of the Craft Grower Business shall meet with Village of South Elgin Police Department upon receipt of its state license to operate as a Craft Grower and annually thereafter as long as the business continues to operate on the subject property, to review the security plan; and*
- *The Craft Grower Business shall notify the Village of South Elgin Police Department in writing of any changes to the Security Plan within five (5) business days of said change.*

Attachments:

- Information about Company Ownership
- Site Plan
- Proposed Floor Plan

COMPANY OVERVIEW

The Company's Board of Managers has deep roots as residents, business owners, and community leaders throughout the state, and the Company's key directors have held state regulatory leadership positions and played hands-on roles in shaping the Illinois Medical Cannabis Pilot Program. They have come together to create an organization that is built on three pillars of success: consumer and community safety, environmental and economic sustainability, and social equity activism. The Company's dedication to social equity is reflected throughout all levels of staffing, strategy, and ownership: 18.4% of the Company is owned by social equity qualified individuals, 49.65% is owned by minorities and women, 51.5% is veteran-owned, and 100% of the Company is owned by Illinois residents. The Company's core principles are also reflected in the makeup of its current staff: seven of the Company's ten current employees are social equity qualified individuals, exceeding social equity applicant criterion **410 ILCS 705/1-10** by nearly 20 percent. The Company is committed to maintaining a workforce comprised of over 51% social equity qualified individuals throughout the life of its operations. The Company is applying for ten dispensary licenses in the Chicago area, with an estimated staff of 109 by the end of year one. By awarding this license, the state will increase exponentially the number of social equity employees in the state's cannabis industry, providing a much-needed catalyst in the region towards meeting the goals of the social equity program as stated in **410 ILCS 705/7-1(b)**: "establishing a legal cannabis industry that is equitable and accessible to those most adversely impacted by the enforcement of drug-related laws in this state."



Figure 1: The Company's core principles.

The Board of Managers, other company principal officers, and the initial ten employees, (collectively, the "Team"), brings their success in medical cannabis, commercial development, hospitality, healthcare, gaming, law enforcement, labor relations, and regulatory oversight; all of which require the ability to work in dynamic, heavily regulated settings. Directly implementing the Company's customer education strategy are two doctors who have earned a statewide reputation for their expertise in medical cannabis treatments, both of whom own and operate their own retail businesses. The initial Team also includes cannabis industry veterans with experience in state-licensed cultivation, production, and retail medical cannabis facilities. The initial Team began training and implementing the Company's Incubator Workforce Program and diverse hiring initiatives in December 2019, before application submission and well before licenses are awarded, in order to meet the Company's goal of opening its dispensaries to adult use consumers in October 2020.



BOARD OF MANAGERS' QUALIFICATIONS AND EXPERIENCE

The Company is uniquely poised to efficiently and cost effectively launch ten dispensaries in the Chicago area to the immediate benefit of the city and its residents, with the first dispensaries opening their doors in October 2020. As evidence of its ability and commitment to meet its ambitious timeline, the Company has already recruited a Board of Managers that includes Chicago area business and real-estate development leaders who are highly qualified to build and staff a network of retail stores. The Board of Managers includes:

- The Company's Chief Executive Officer (CEO), who has been a licensed real estate agent for 16 years, working his way up from humble beginnings to become one of the region's most successful minority businessmen. The CEO started his real estate career while working in other professions throughout the '90s. A quick study, the CEO went on to establish his own real estate development firm and has since conducted several complex development deals throughout Chicago. His professional expertise in contract purchases and general contracting, combined with his deep knowledge of business growth, city and state codes, and economic development, ensures the Company's ability to secure real estate and execute an aggressive construction timeline at multiple locations simultaneously.
- The Company's Chief Financial Officer (CFO), who has built a highly successful family enterprise from the ground up, and currently co-owns/operates 15 successful businesses in the Chicago area overseeing all aspects from site identification and permitting to managing capital expenditures and fiscal forecasting. The CFO has contributed greatly to the Chicago landscape by employing hundreds of Chicago's residents and personifying quality and integrity in all business ventures.
- The Chief Operating Officer (COO), who is a decorated female veteran, has parlayed military experience into two veteran-owned businesses, focusing on transitioning veterans and first responders from military life into the civilian workforce. Her work history includes oversight of more than 100 positions and management of statewide contracts in the highly regulated legal gaming industry.
- The Chief Facilities Officer, who has steered the shape of countless large-scale engineering projects, many of them for a large mass transit agency serving the general public. With over 30 years of fieldwork under his belt, the Chief Facilities Officer routinely manages design, budgeting, and implementation duties for his employers, and has spread his good fortune to many charitable organizations in his region. He excels at stretching and deploying resources, a skillset that makes him uniquely suited to execute the Company's environmental plan and ADA-appropriate policies across all company dispensaries.
- The Chief Labor and Environmental Officer (CLEO), who is a social equity qualified individual, lifelong public servant, and Vietnam combat veteran. As a member of an impacted family as defined in **410 ILCS 705/1-10**, the CLEO's personal dedication to ending the criminalization of cannabis users and expunging eligible offenses is only a part of the reason he was selected for the position. He also has 40 years' experience with Illinois building codes as well as direct experience with construction and environmental controls for largescale healthcare facilities. In addition, the CLEO was a member of a major labor union for many years, and his broad understanding of workforce issues will be instrumental in negotiating and maintaining the Company's Labor Peace Agreement.
- The Chief Education and Training Officer (CETO), who is an Air Force veteran and former credentialed teacher with a lifetime record of public service to the country and the State of Illinois. Upon implementation of Illinois' Compassionate Use of Medical Cannabis Program Act (CUMCPA), the CETO participated in the creation of a medical cannabis company and assisted in devising that company's security and training policies. Equipped with this prior experience in the Illinois cannabis industry, the CETO will work with both



the Board of Managers and dispensary-level management teams to implement company-wide cannabis and customer service training.

- The Chief Security Officer, who has close to five decades of relevant experience. After working up the ranks of police departments in two states, the CSO went on to provide security at higher education institutions and medical cannabis facilities, gaining a full-spectrum comprehension of security from high-level planning to implementation. As Vice Chancellor of Safety and Security at a large multilocation city college campus from 2011 to 2014, the CSO learned how to administer security across multiple locations and touchpoints for the colleges' students, faculty, and administration, skills that will be instrumental in launching the Company's regional network of dispensaries under a centralized security program. As a resident of a Disproportionately Impacted Area as well as a 40-year veteran of the police force, he has seen first-hand the unintended consequences of the enforcement of drug-related laws.

KEY OPERATIONAL PERSONNEL

The Company has also hired and identified qualified individuals to staff and manage the proposed dispensaries. Many of the individuals listed here are currently employed by the Company and have already begun implementing the Company's Incubator Workforce and compliance programs. Many of these individuals are also social equity qualified, including members of an impacted family, residents of a Disproportionately Impacted Area, and individuals convicted of an eligible offense. These employees were selected both for the qualifications described herein as well as their ability to overcome adversity and become highly skilled and respected leaders in their fields, despite being adversely impacted by the enforcement of drug-related laws. Specific team members include:

- The Operations Director (OD), who has five years of direct experience with cannabis dispensing as a managing member of an Illinois medical cannabis dispensary, where her responsibilities include legal compliance, inventory, and managing personnel on a day-to-day basis. Also overseeing social media and patient outreach, the OD's commitment to her dispensary's patients has helped grow revenue by 100% annually. Prior to entering the cannabis industry, the OD founded, owned, and operated a food truck and restaurant business that began with one truck and expanded to three storefronts in addition to a food truck fleet, with each location serving up to 500 customers per day. The OD is poised to replicate her established and successful protocols at multiple dispensary sites upon licensing.
- The Human Resources Director (HRD), who is a managing partner of twelve full-service restaurants, three seasonal cafés, and multiple food service license agreements. She has been managing over a dozen employees since her early 20s, and currently owns and operates her own restaurant and also co-owns a catering company. Throughout decades of experience, the HRD has applied human resource models directly applicable to the cannabis industry the state seeks to create.
- The Compliance Director, who has an intimate knowledge of medical cannabis protocols as the former leader of a state-wide medical cannabis regulatory agency during its initial years of regulation. There, the CD developed expertise with the letter and spirit of cannabis compliance through their role in developing licensee rules and regulations. The CD also learned the language of the nascent cannabis industry by crafting safety protocols for cannabis's many by-products with the help of their team. By the end of the CD's tenure, most dispensaries operating within the state were vetted by the CD and their team. This gave the CD a unique perspective on how cannabis dispensing organizations could both serve and protect the general public – a perspective that will be put to use for both the Company and the communities it serves.
- The Customer Care Manager (CCM), who has applied over 20 years of experience in all forms and facets of office management towards her work in both the public and private sector. In addition, she has served as a personal caregiver under Illinois' medical cannabis program and is mother to a son arrested for



cannabis possession. These experiences have shaped her perspective on cannabis as both medicine and a formerly illegal substance, which will advise her work implementing forward-thinking customer care procedures throughout the Company's dispensary locations.

- The Dispensary Manager (DM), who has worked in the medical cannabis industry for the past three years to become an expert in all aspects of Illinois' medical cannabis products and supply chain. Prior to that, he gained 17 years of relevant large-scale logistics, business, and property management experience, despite the burden of a cannabis possession conviction on his record. Direct experience that makes him an asset to the Company includes cannabis transportation, manifest processing, and delivery, as well as BioTrackTHC resolution and fluency. As an agent-in-charge at a registered medical cannabis dispensary, the DM's responsibilities included all aspects of daily operations, including ordering, supply chain, inventory management, and staff training and education. The DM currently teaches Cannabis 101 and 104 at a community college. As a current employee of the Company, the DM will play an integral role in launching the Company's Incubator Workforce Program to identify and successfully train management and staff prior to dispensary grand openings in October 2020.
- Three Customer Consultants and one Receptionist, all of whom are social equity qualified individuals poised to begin training for their positions beginning in January 2020.

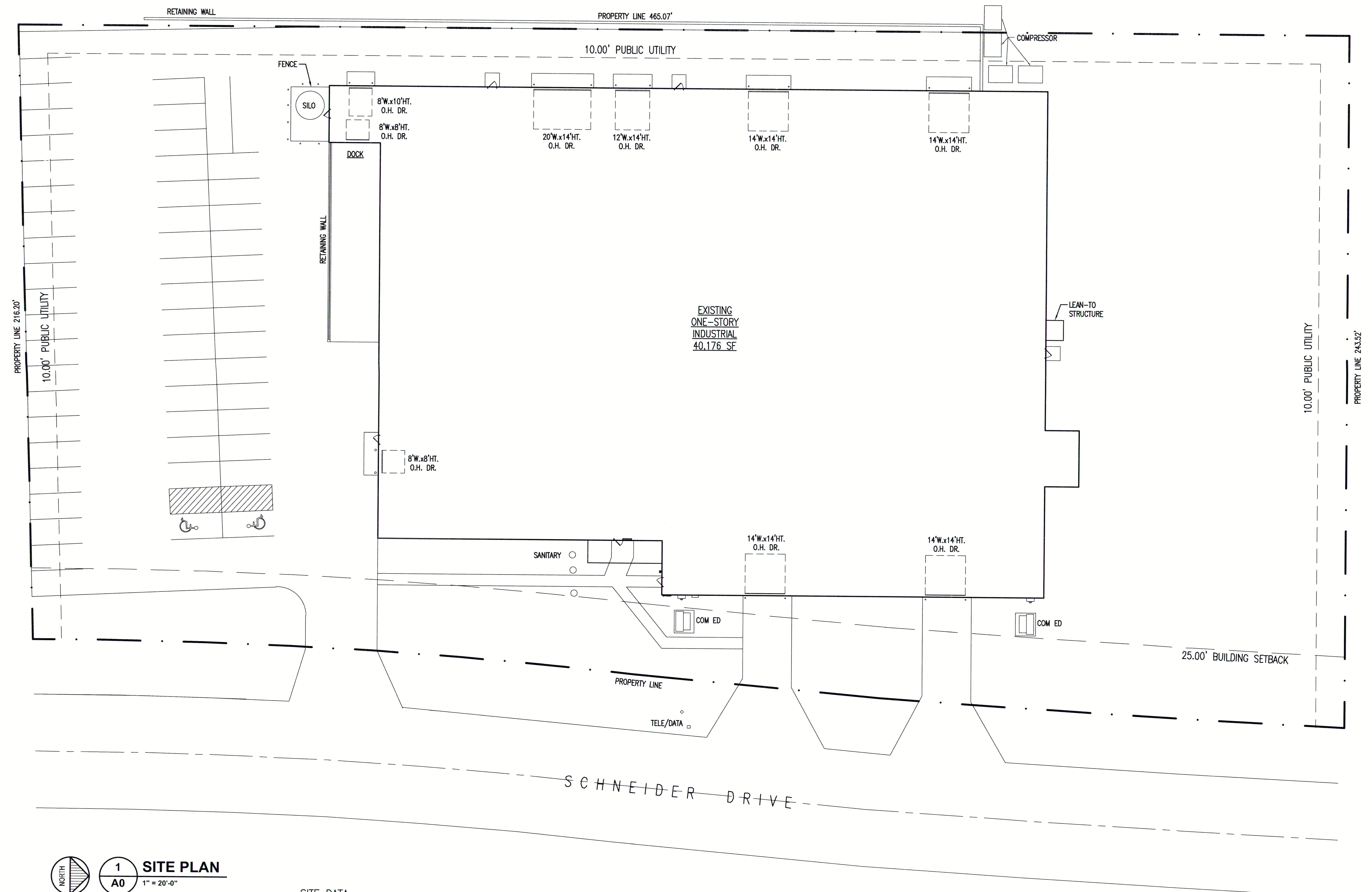


ARCHITECT
GILLESPIE DESIGN GROUP
5307 BUSINESS PARKWAY
SUITE 101
RINGWOOD, IL 60072
(815) 653-7100

A1	FLOOR PLAN
A2	REFLECTED CEILING PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	EQUIPMENT PLAN

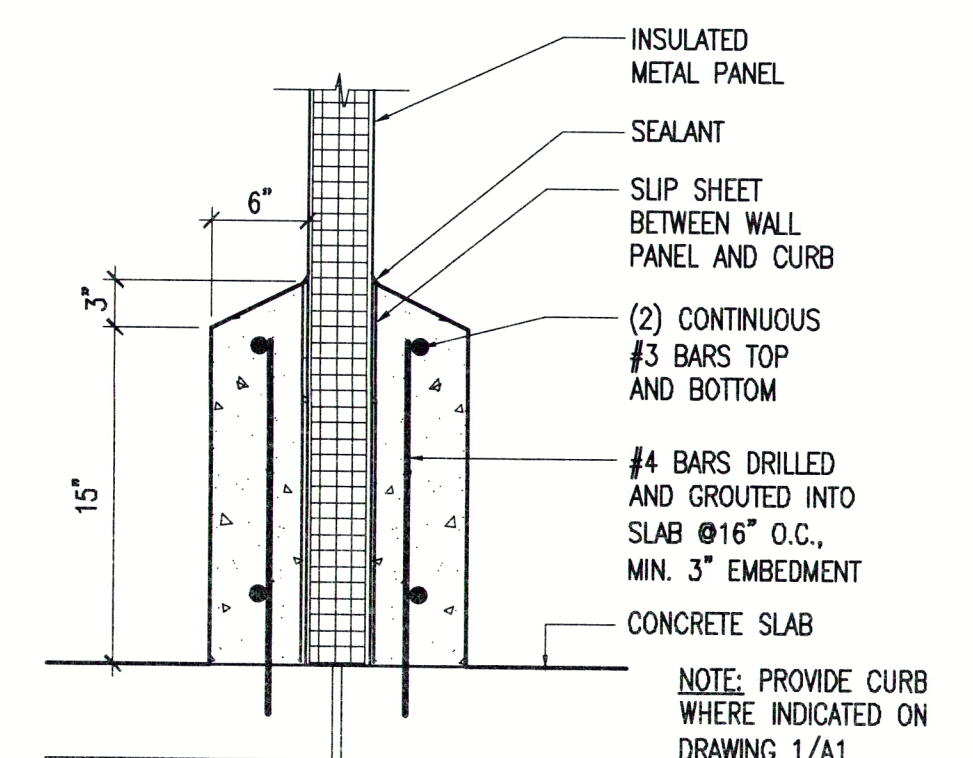
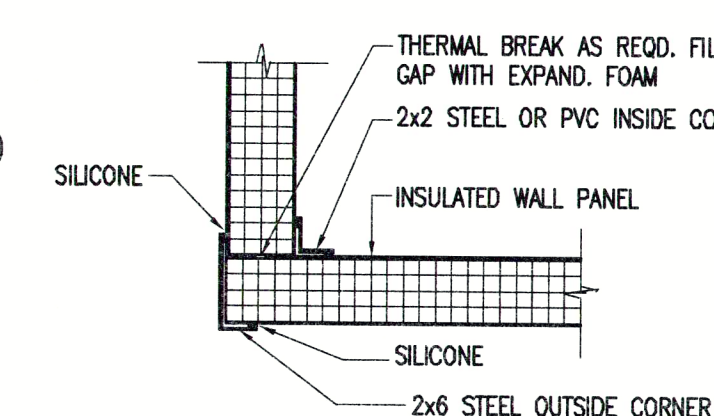
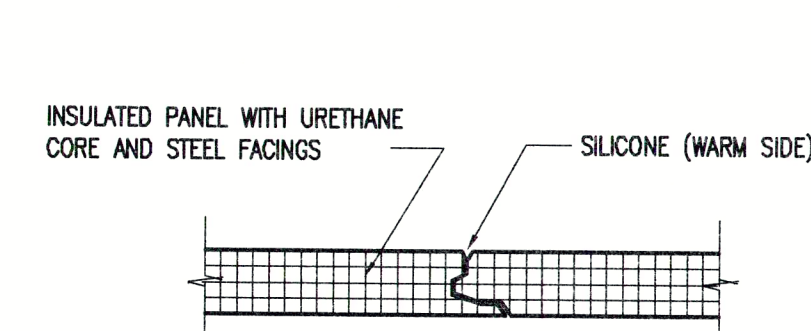
REMODELING TO:
FUJI FOOD
740 SCHNEIDER DR.
SOUTH ELGIN, IL 60177

6. PLEASE NOTE, FINAL LOCATION OF EXIT SIGNS IS CONTINGENT ON VILALGE OF SOUTH ELGIN FIRE DEPARTMENT INSPECTION.



DOOR AND FRAME SCHEDULE																						
DOOR NUMBER	DOOR				FRAME MATERIAL	POWER	HARDWARE												REMARKS			
	SIZE			MATERIAL			TYPE	CLOSER	1	2	3	4	5	6	7	8	9	10		11	12	
	WIDTH	HEIGHT	THICK.																			
101	EXISTING DOOR TO BE RE-USED AND SWUNG IN REVERSE					MANUAL																
102	EXISTING DOOR TO BE RE-USED AND SWUNG IN REVERSE					MANUAL																
112A	3'-0"	7'-0"	1-3/4"	POLYETHYLENE	A	STAINLESS STEEL	MANUAL														DUAL ACTION SWING DOOR, NOTE 7	
112B	4'-0"	7'-0"	1-3/4"	POLYETHYLENE	A	STAINLESS STEEL	MANUAL														DUAL ACTION SWING DOOR, NOTE 7	
113	3'-0"	7'-0"	1-3/4"	POLYETHYLENE	A	STAINLESS STEEL	MANUAL														NOTE 7	
114	(2)4'-0"	7'-0"	1-3/4"	POLYETHYLENE	A	STAINLESS STEEL	MANUAL														DUAL ACTION SWING DOOR, NOTE 7	

DOOR TYPE "A"
SWING



4 CURB DETAIL
A0 1" = 1'-0"

FUJI FOOD
740 SCHNEIDER DR.
SOUTH ELGIN, IL 60177

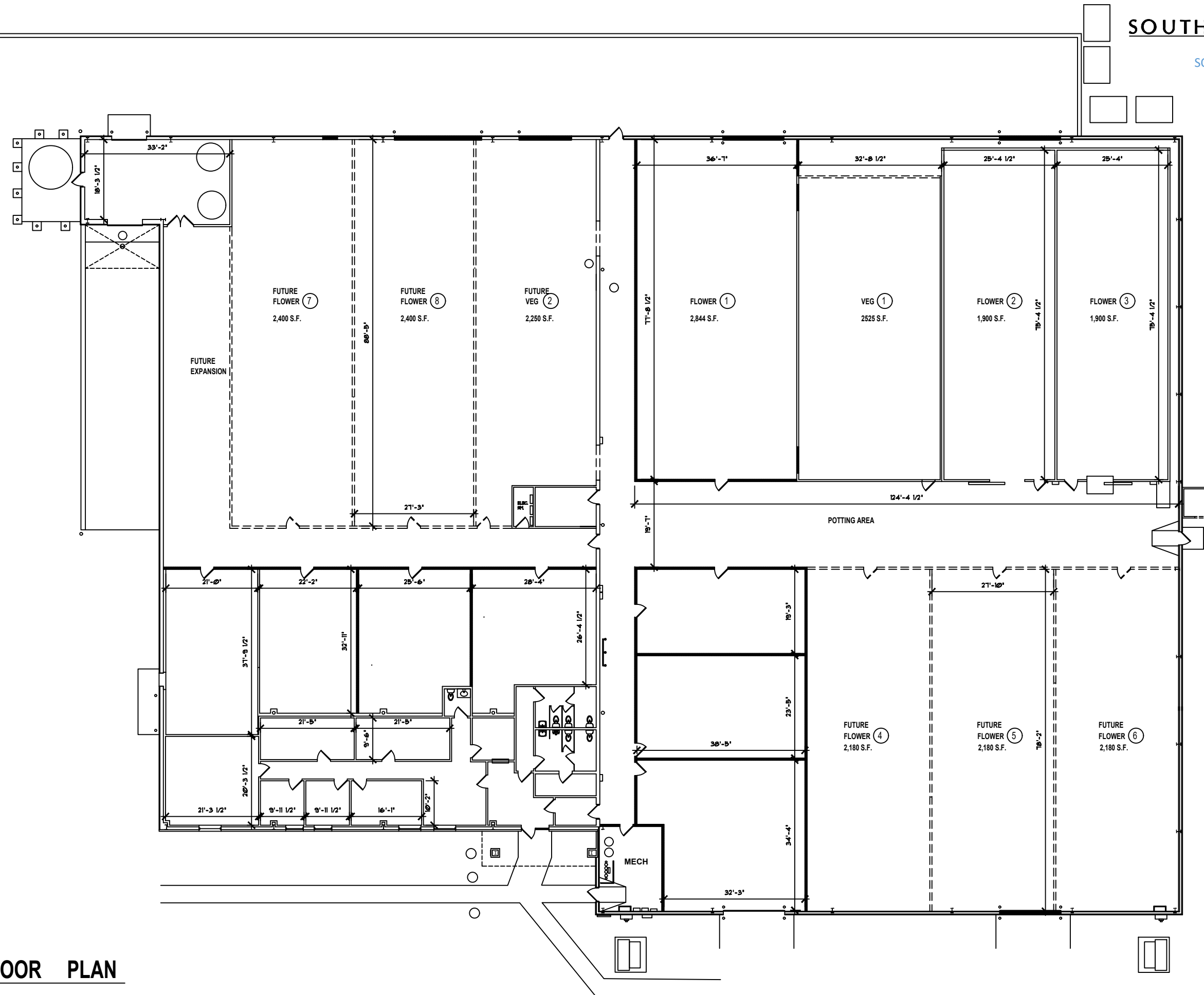
--	--

FOR PERMIT

10/08/14	FOR PERMIT
----------	------------

A0

FLOOR PLAN



SOUTH ELGIN CGF, INC.

740 SCHNEIDER
SOUTH ELGIN, IL 60177

SHEET NO.

A-1

SOUTH ELGIN CGF, INC.

740 SCHNEIDER
SOUTH ELGIN, IL 60177

JOB NO.

DRAWN BY: P.A.P.

CHECKED BY: P.A.P.

APPROVED BY: P.A.P.



PSENKA ARCHITECTS Inc.

ARCHITECTURE • PLANNING • DESIGN • BUILD
48 LINDSAY WALKER, SUITE 4, HAWTHORN WOODS, IL 60097
TEL: 815.351.1234

COPYRIGHT

ISSUE DATES:

DATE

REVISIONS FOR REVIEW