

**Village of South Elgin
Community Development Department**

10 N. Water Street
847-741-3894
847-741-3959 FAX

Monday – Friday
8:30 a.m. – 5:00 p.m.
www.southelgin.com

NONRESIDENTIAL APPLICATION

PROPERTY INFORMATION

Address: 740 Schneider Dr

South Elgin, IL 60177

PROPERTY OWNER INFORMATION

Name: GRP South Elgin

Address: 740 SCHNEIDER DR SOUTH ELGIN IL

Email: rossmorreale@att.net

Phone: (312) 909-6980 Fax: () - - Cell: () - -

OTHER CONTACT INFORMATION (If applicable)

Contractor Type: GENERAL CONTRACTOR

Business Name: TESSLER CONSTRUCTION CO Contact Person: RONALD TESSLER

Address: 7705 SURIN LANE BULL VALLEY, IL 60012

Email: ron@tesslerinc.com

Phone: (815) 276-3470 Fax: () - - Cell: () - -

OTHER CONTACT INFORMATION (If applicable)

Contact Type: _____

Business Name: _____ Contact Person: _____

Name: _____ Contact Person: _____

Email: _____

Phone: () - - Fax: () - - Cell: () - -

ADDITIONAL INFORMATION

Estimated Value of Work: \$8mil Applicant (check): ☐ Property Owner ☒ Contractor ☐ Tenant

☐ Other: _____

I have read & understand the attached fact sheet. Initial: RT Date: 12/28/21

In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will conform to the regulations set forth in the Village of South Elgin Codes and Ordinances. I also agree that all work performed under said permit will be in accordance with the approved plans, specifications and plat diagram which may accompany this application, except for such changes as may be necessary and authorized or required by the Village of South Elgin. No work shall be conducted until a permit is issued and obtained. I will submit this work to the required inspections, before work is covered up, and prohibit the occupancy of any space until a Certificate of Occupancy or Letter of Completion has been obtained from the Community Development Department. The applicant has furnished the information contained herein.

Applicant Signature: Ronald Tessler

Date: 12/28/21

Applicant Name & Title (please print): RONALD TESSLER

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Submittal Checklist: ☐ Application Complete ☐ Submittal Checklist ☐ Submittal Worksheet

Permit #: 2021-2046 Date Received: 12/28/21 Received By: PK PIN: 06

NONRESIDENTIAL WORKSHEET

DESCRIPTION

- ☐ New Construction ☒ Alteration ☐ Addition ☐ Other: _____
- Square Feet of ^{EXISTING} Proposed Structure: 40,139 Type of Business: AGRICULTURE
- Occupant Load: 30 Population Equivalent: _____
- Fire Sprinkler: ☒ Yes ☐ No Fire Sprinkler Supply Size: 4"
- Domestic Water Size: 1 1/2"
- Electric Service Line: ☐ Overhead ☒ Underground ☐ Amps ☐ Phase
- ☐ **FRWRD Permit**, as needed Receipt # _____
Fox River Water Reclamation District
1957 N. La Fox (Rte. 31) South Elgin, IL 60177
Phone (847)-742-2068 Fax (847)-742-0193
- ☐ **Kane County Health Department Permit**, as needed Receipt # _____
Associate Sanitarian
76 S Grove Ave Elgin, IL 60120
Phone (847)-608-2850 Fax (847)-888-6458
- ☐ **Kane County Road Impact** Receipt # _____
Kane County Division of Transportation
41W011 Burlington Rd St Charles, IL 60175
Phone (630)845-3799 Fax (630)587-2474
- ☐ **Kane DuPage Soil & Water District** Date Submitted # _____
2315 Dean St. Suite 100 St. Charles, IL 60175
Phone (630)584-7961 Ext. 3 Fax (630)584-9534
- ☐ **South Elgin and Countryside Fire Protection District** Date Submitted # _____
Fire Sprinkler and Alarm Plans must be submitted to the Fire District
150 West State St. South Elgin, IL 60177
Phone (847)741-2141 Fax (827)741-2184

Description of Work: INTERIOR REMODELING

SUBMITTAL CHECKLIST

- ☐ Complete Application & Worksheet
- ☐ Provide 2 copies of the Plat of Survey
- ☐ Provide 5 Sets of Plans Stamped by Illinois Licensed Architect
- ☐ Provide 5 Accurate Site Plans, if applicable
- ☐ Provide 5 Engineering Plans
- ☐ Provide 2 copies of the Landscape Plan/Tree Preservation Plan, if applicable
- ☐ Provide 2 copies of the Color Building Elevations, if applicable
- ☐ Provide 2 copies of Manufacturers Specifications
- ☐ Provide a completed electrical load worksheet (attached, for tenant buildings only)
- ☐ Provide a copy of the plumbers Illinois State Plumbing License, Plumbing Contractors Registration and letter of intent for plumbing work
- ☐ Provide a copy of the Roofer's License
- ☐ Complete Soils Report



**VILLAGE OF SOUTH ELGIN
COMMUNITY DEVELOPMENT DEPARTMENT**

10 NORTH WATER STREET • SOUTH ELGIN, IL 60177 • PHONE (847) 741-3894 • FAX (847) 741-3959

**NONRESIDENTIAL ALTERATION PERMIT
PERMIT # 2021-00002046**

ISSUE DATE: 2/8/2022

EXPIRATION DATE: 8/7/2022

PROPERTY ADDRESS: 740 SCHNEIDER DR SOUTH ELGIN, IL 60177

PARCEL NUMBER: 0626303009

PROPERTY OWNER NAME: GRP SOUTH ELGIN LLC

ISSUED TO NAME: GRP SOUTH ELGIN LLC

ISSUED TO ADDRESS: ,

DESCRIPTION OF WORK: INTERIOR RENOVATION

PERMIT FEE: \$12646.31

REQUIRED INSPECTIONS

CALL BY 4PM TO SCHEDULE AN INSPECTION FOR THE FOLLOWING BUSINESS DAY

To request an inspection, call with the permit type, permit number, property address, and type of inspection.
Inspections will be scheduled on a first come, first serve basis & failure to schedule inspections will result in penalties.

(847) 741-3894

Inspection Type	
APPROACH/SIDEWALKS	FOUNDATION WALL
BACKFILL	GENERAL
BUILDING: GENERAL	INSULATION/DRAFT STOPPING
ELECTRIC SERVICE	LIGHT BASE
EROSION CONTROL/SWPPP	OPEN CEILING
FINAL	PREPOUR CONCRETE
FINAL: PLUMBING	ROUGH
FOOTING/SOIL TEST	ROUGH: PLUMBING
	SEWER/WATER/STORM

ALL WORK DONE UNDER THIS PERMIT SHALL CONFORM IN ALL RESPECTS TO THE ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE OF SOUTH ELGIN, INCLUDING ADOPTED BUILDING CODES. THIS PERMIT MAY BE REVOKED AT ANY TIME UPON THE VIOLATIONS OF ANY OF THESE PROVISIONS.

A STRUCTURE SHALL NOT BE OCCUPIED PRIOR TO THE APPROVAL OF A FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



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**EXTENSION PERMIT
PERMIT # 2023-00001364**

ISSUE DATE: 8/31/2023

EXPIRATION DATE: 2/27/2024

PROPERTY ADDRESS: 740 SCHNEIDER DR SOUTH ELGIN, IL 60177

PARCEL NUMBER: 0626303009

PROPERTY OWNER NAME: GRP SOUTH ELGIN LLC

ISSUED TO NAME: GRP SOUTH ELGIN LLC

ISSUED TO ADDRESS: ,

DESCRIPTION OF WORK: NON RESIDENTIAL PERMIT EXTENSION

PERMIT FEE: \$30.00

REQUIRED INSPECTIONS

CALL BY 4PM TO SCHEDULE AN INSPECTION FOR THE FOLLOWING BUSINESS DAY

To request an inspection, call with the permit type, permit number, property address, and type of inspection.
Inspections will be scheduled on a first come, first serve basis & failure to schedule inspections will result in penalties.

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PERMIT EXTENSION REQUEST

REQUIRED SUBMITTALS

1. Written request from permit holder (letter or on Permit Extension Request Form)
2. \$30.00 extension fee payable when extension is approved (additional fees may be required)

Extensions for building permits that have or are about to expire are reviewed on an individual basis. The type of permit and circumstances are considered during staff review. A permit may be extended up to a maximum of 180 days. In some cases a new permit application and fees may be required.

Requests for an extension must be submitted in writing by the permit holder and include the permit number, address, reason for the request, current level of completion and the date that the project will be completed.

PERMIT EXTENSION REQUEST FORM (may be filled out and signed in place of a letter)

Permit Number: 2021-2046 Permit Address: 740 Schneider Dr

Type of project / work being done: Renovation for Craft Grow Facility

Reason for the request: We encountered delays with the planned renovations and may need to switch general contractors. Please extend the permit and update it to be in the name of the owner

GRP South Elgin, LLC

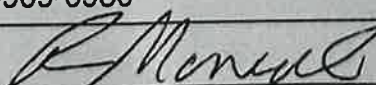
Current level of completion: 75% Complete

Date that the project will be completed: March 2024

Property Owner Name: GRP South Elgin, LLC Phone: 312-909-6980

Permit Holder Name: GRP South Elgin

Phone: 312-909-6980 Email: rossmorreale@att.net

Signature:  Date: 8/25/23

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Permit Number: 2023-1344 Date Received: 8-25-23 Received By: 