

Zoning Information:

Zoning District: F-2 Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing; Special Uses
Zoning Petition No.: 4349 (07/14/2015)
2040 Future Land Use: Resource Management

Parcel Information:

PIN: 05-12-400-017
Address: 39W109 US Hwy 20, Elgin, IL 60124
Township: Plato
Municipality: Unincorporated
Acres: 3.63 (deed acreage)
Acres: 2.97 (measured acreage)
Legal Description: PART OF THE SE 1/4 SEC 12-41-7
DESC IN DOC 2002K174452 (EX PT TAKEN FOR
ROAD BY DOC 2004K074542)
Fire Protection District: Pingree Grove & Countryside

Owner Information:

Owner: Matthew & Christine Klein
Document: 2015K038129 (7/20/2015)
Parking Information:
Regular Spaces: 32
ADA Spaces: 2

Impervious Information:

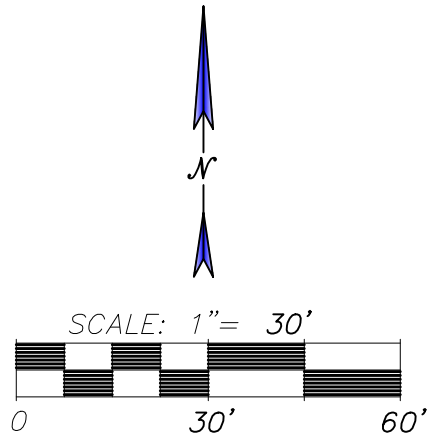
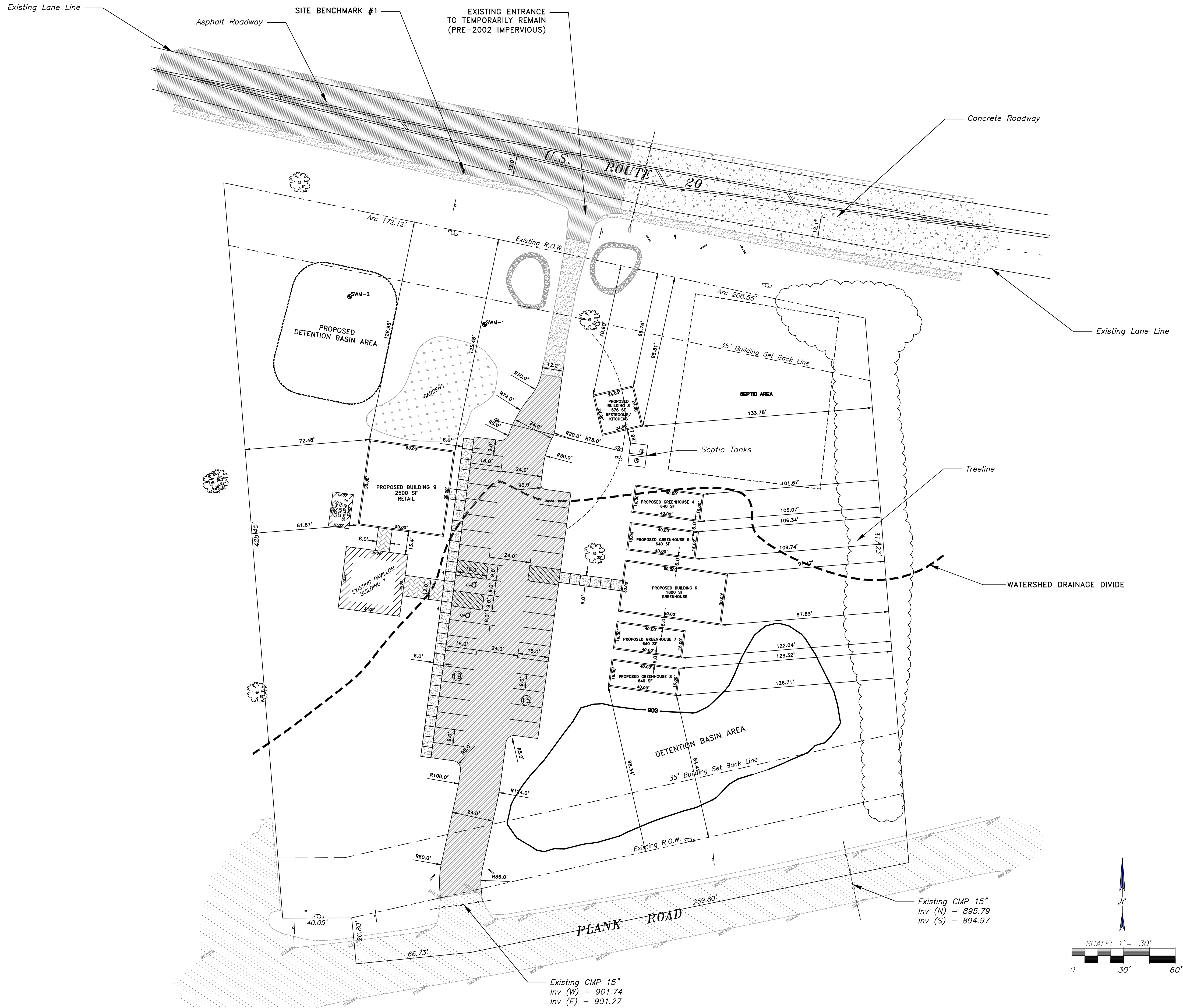
Buildings:
Existing Pavillon 1: 1296 SF
Existing Cooler 2: 240 SF
Proposed Building 3: 576 SF
Proposed Building 4: 640 SF
Proposed Building 5: 640 SF
Proposed Building 6: 1800 SF
Proposed Building 7: 640 SF
Proposed Building 8: 640 SF
Proposed Building 9: 2500 SF

Total: 8972 SF

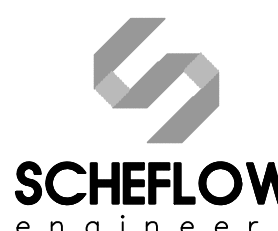
HMA Pavement: 13141 SF
Paver Walkway: 383 SF
Concrete Sidewalk: 1362 SF
Aggregate: 797 SF

Total Impervious: 24,655 SF

Impervious Percentage: 18.92%



#	DATE	REMARKS



SCHEFLOW
engineers

1750 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheffloweng.com
Firm License No. 184-001104

UDINA
KLEIN'S FARM & GARDEN MARKET
39W109 US ROUTE 20
SITE EXHIBIT

ILLINOIS

SCALE 1"=30'	DATE 7/3/25
DRAWN BY AI	JOB NO. 5646
CHECKED BY FCC	SHEET NO. 1 of 1