

Village of Yorkville  
Village Board / Plan Commission

Monday, October 14, 2024 - 6:00 p.m.

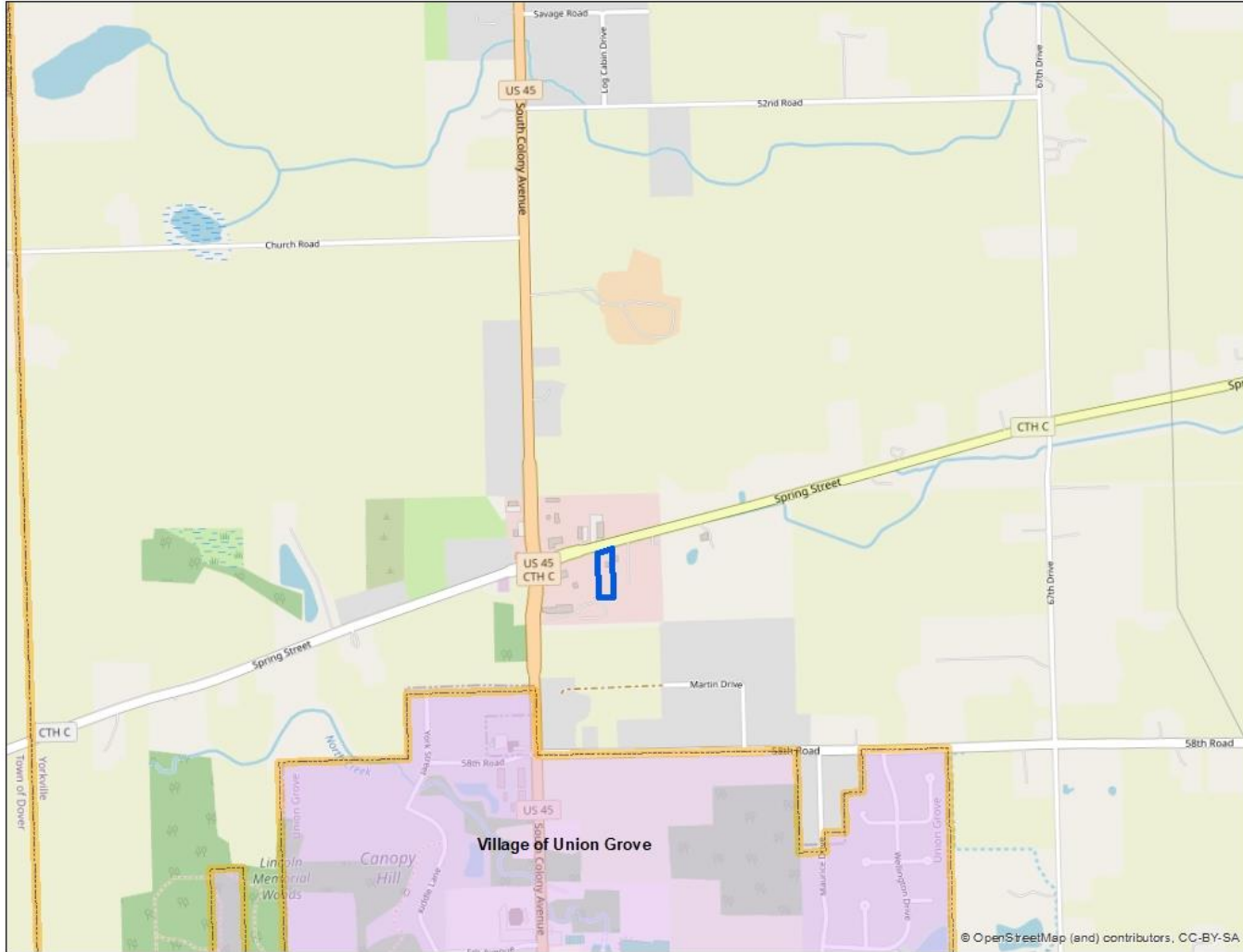
925 15<sup>th</sup> Avenue, Union Grove  
Community Room – 1<sup>st</sup> Floor

**RTGA LLC, Owner**  
**Ray Alderman, Applicant**

**Site Address: 19101 Spring Street**

**Rezone (Contains ± 1.57 acres) from B-3 Commercial Service District to M-3 Heavy Industrial District (to accommodate a conditional use permit application to construct a new storage building associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.)**

## Location Map



**SEC 20 – T3N – R21E**

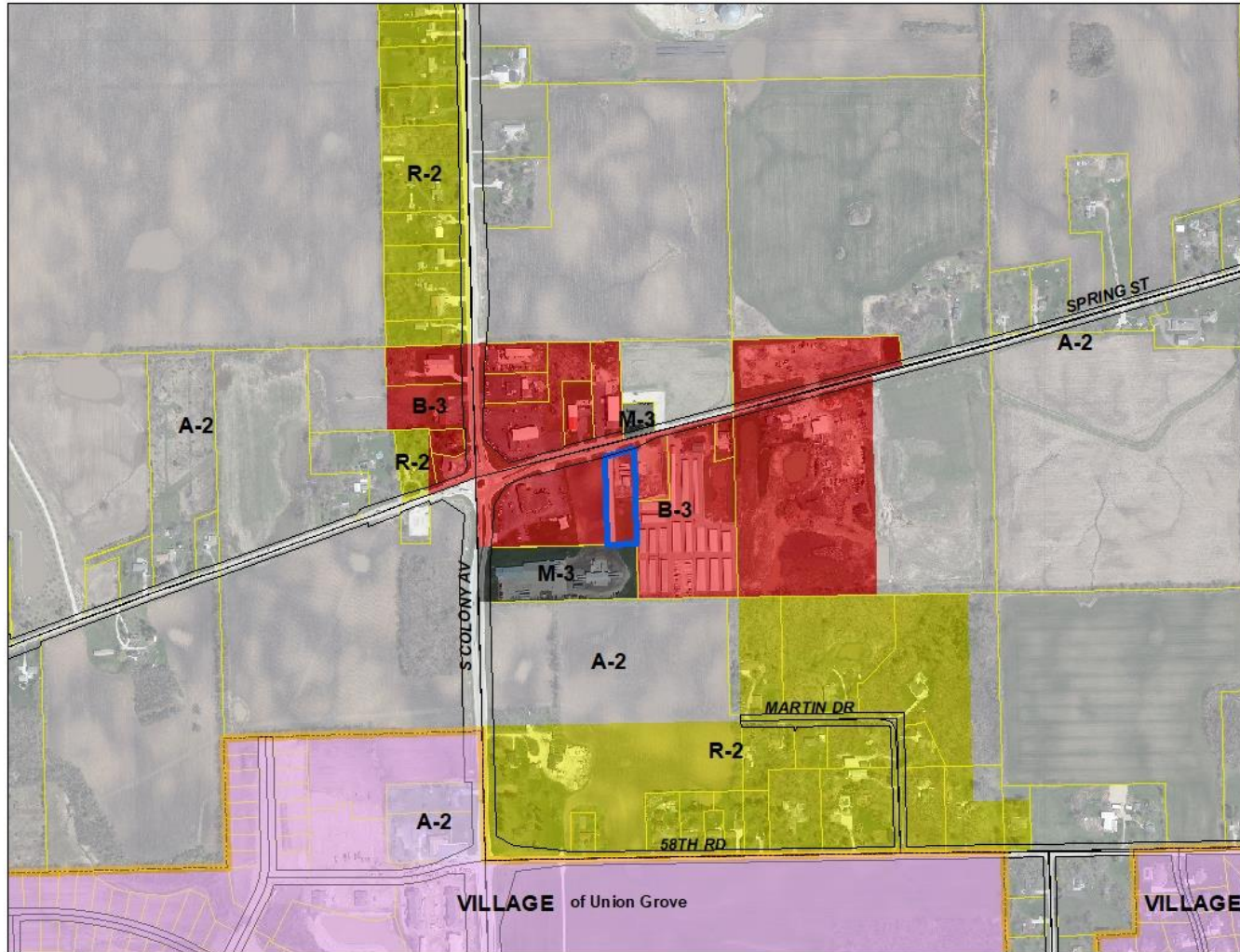
**Village of Yorkville**

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## Zoning Map



SEC 20 – T3N – R21E

Village of Yorkville

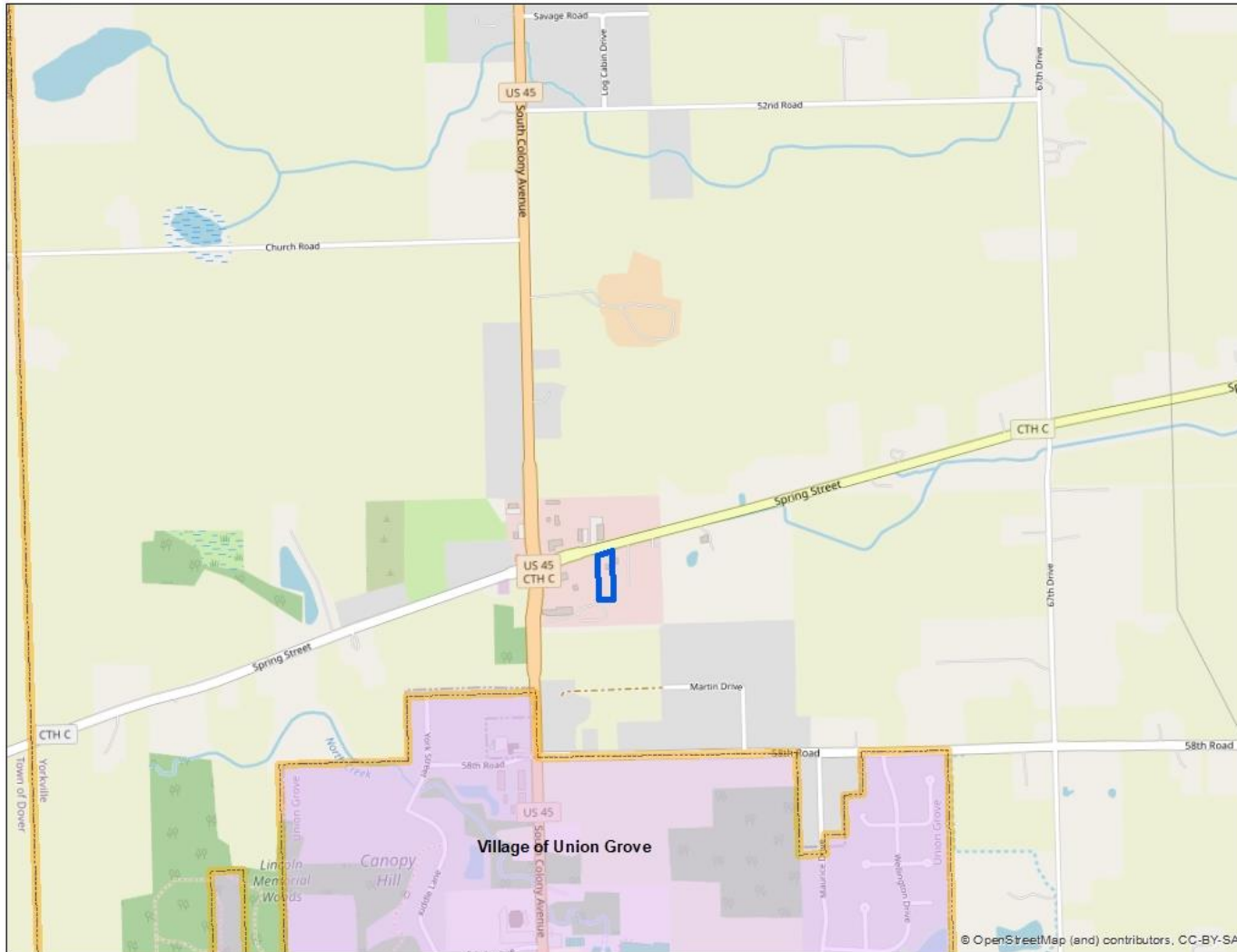




RTGA LLC, Owner  
Ray Alderman, Applicant  
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## Location Map

**(Proposed) M-3 Conditional Use Permit to construct a 9,024 sf industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.**



SEC 20 – T3N – R21E

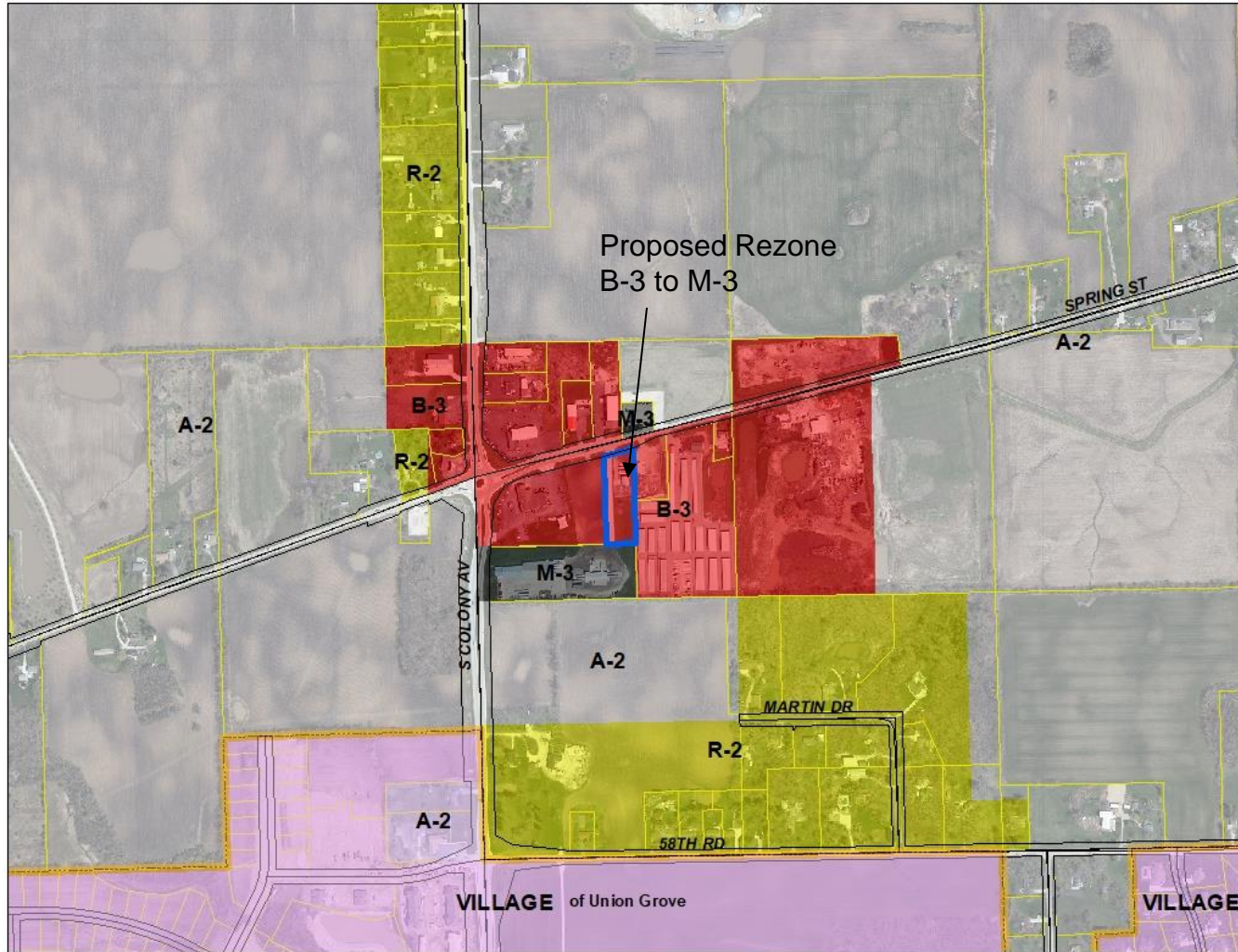
Village of Yorkville



RTGA LLC, Owner  
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# Zoning Map

(Proposed) M-3 Conditional Use Permit to construct a 9,024 sf industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.



SEC 20 – T3N – R21E

Village of Yorkville

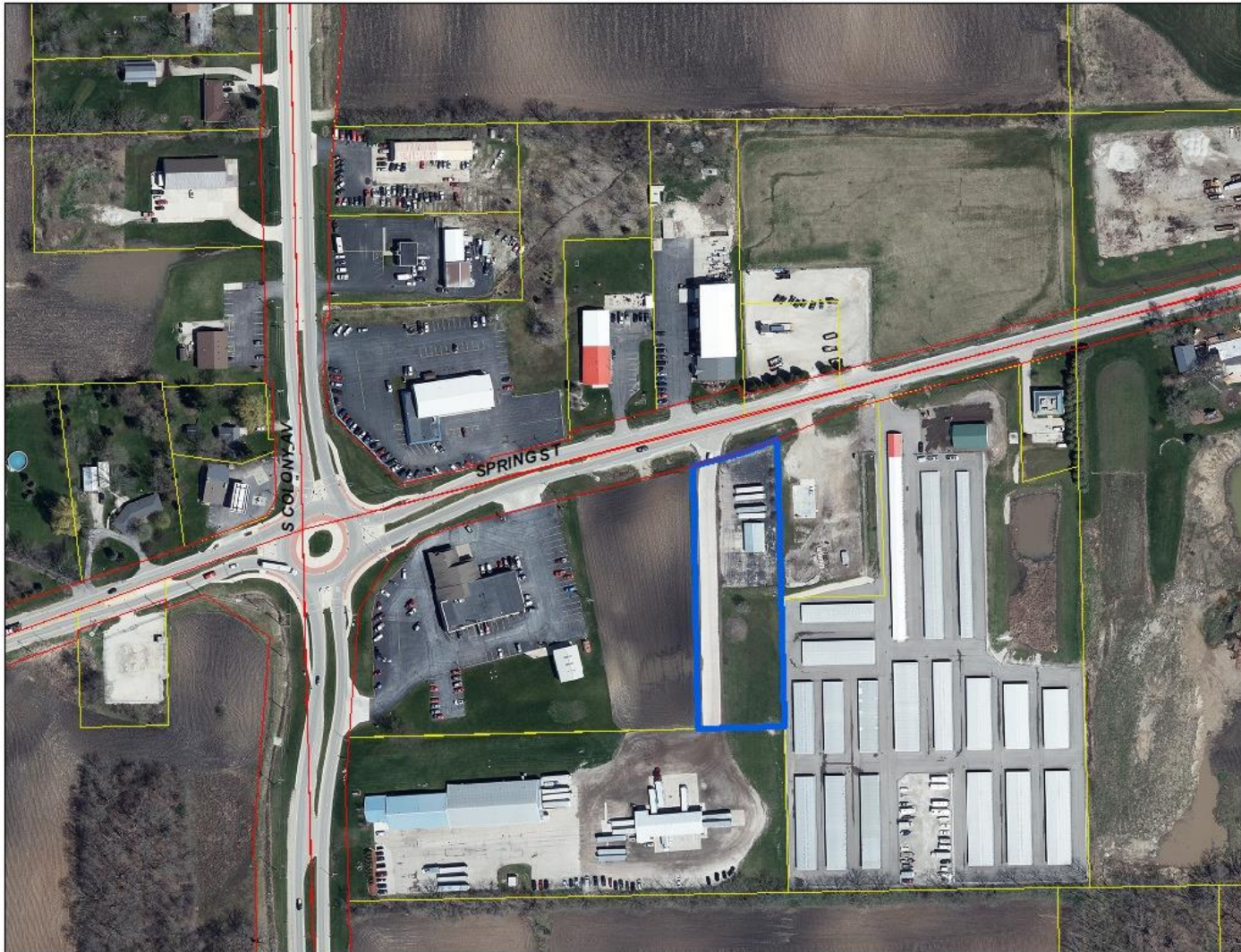




RTGA LLC, Owner  
Ray Alderman, Applicant  
Site Address: 19101 Spring Street

2022 Aerial

(Proposed) M-3 Conditional Use Permit to construct a 9,024 sf industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.



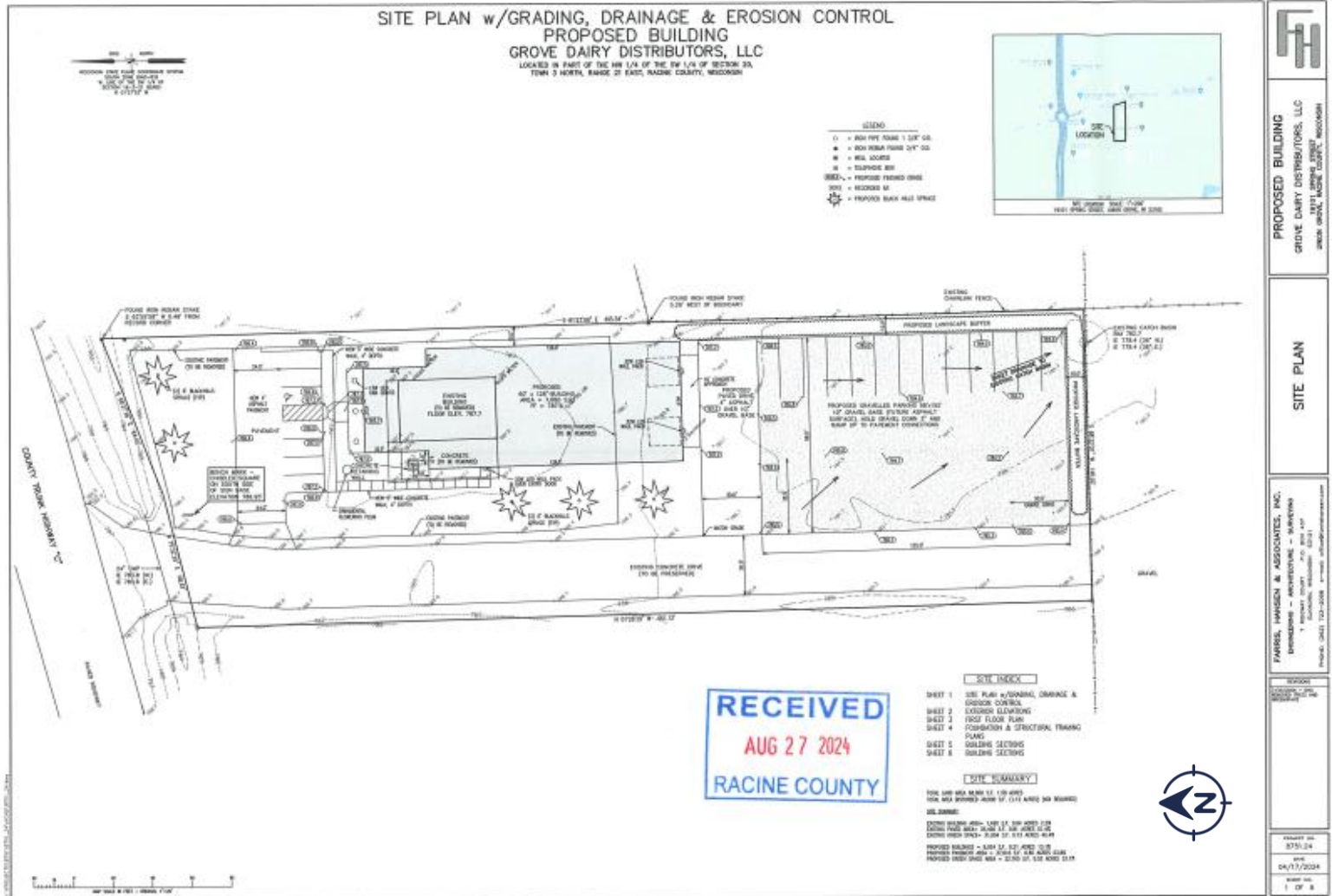
SEC 20 – T3N – R21E

Village of Yorkville



RTGA LLC, Owner  
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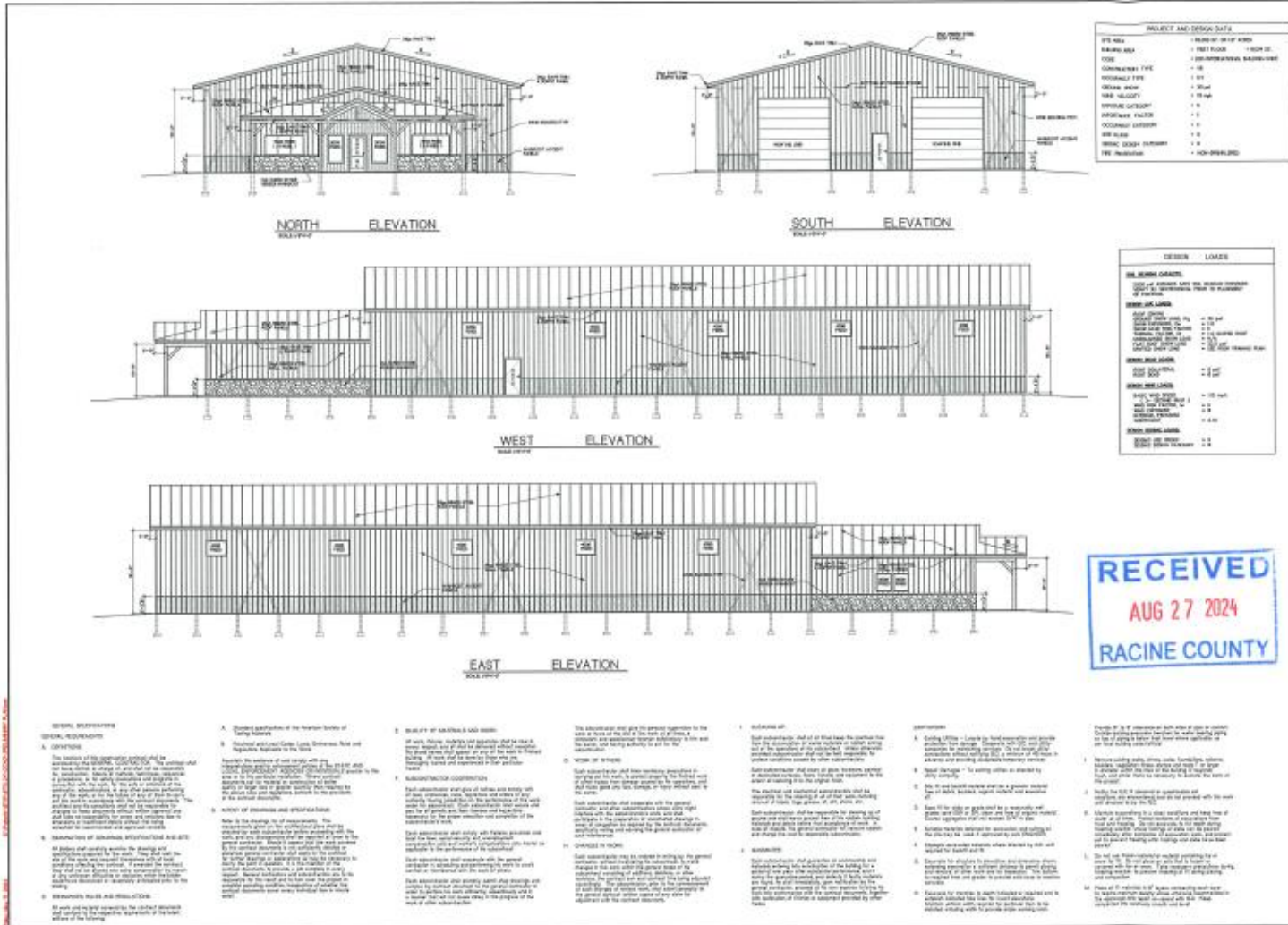
SEC 20 – T3N – R21E  
 Village of Yorkville



**RTGA LLC, Owner**  
**Ray Alderman, Applicant**  
**Site Address: 19101 Spring Street**

**(Proposed) M-3 Conditional Use Permit to construct a 9,024 sf industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.**

**Building Elevations**



**PROPOSED BUILDING**  
**GROVE DAIRY DISTRIBUTOR, LLC**  
 19101 SPRING STREET, YORKVILLE, IL 62458  
 UNCLD 03/01/2024 10:00 AM

**EXTERIOR ELEVATIONS**  
**GENERAL SPECIFICATIONS**

**FORWARD: HANCOCK & ASSOCIATES P.C.**  
 19101 SPRING STREET, YORKVILLE, IL 62458  
 UNCLD 03/01/2024 10:00 AM  
 PHONE: 618-243-1234

**RECEIVED**  
**AUG 27 2024**  
**RACINE COUNTY**

**PROJECT NO.**  
**19101 SPRING**

**DATE**  
**11/15/2024**

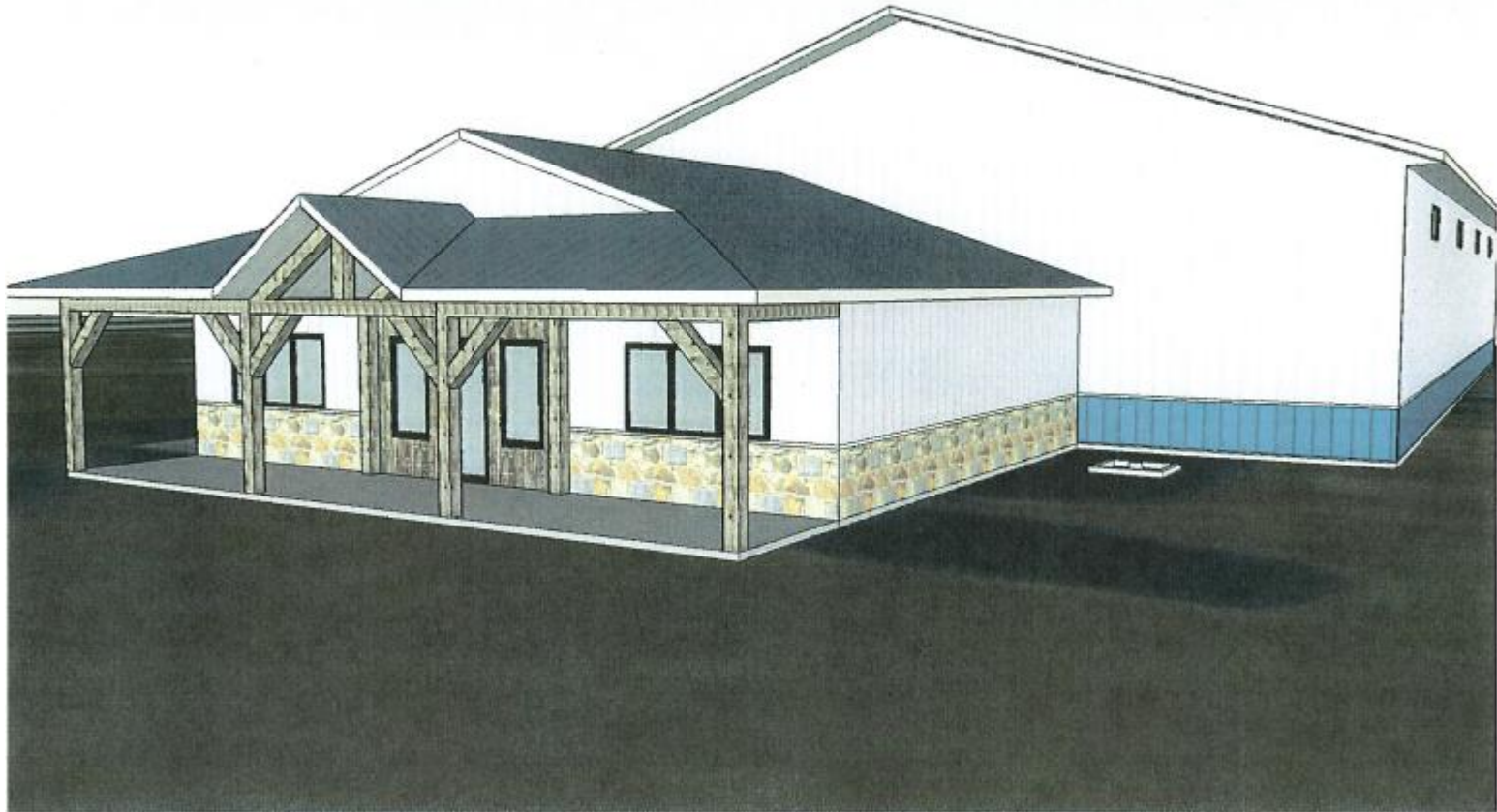
**SCALE**  
**2 of 6**

**SEC 20 – T3N – R21E**  
**Village of Yorkville**

RTGA LLC, Owner  
Ray Alderman, Applicant  
Site Address: 19101 Spring Street

Proposed

(Proposed) M-3 Conditional Use Permit to construct a 9,024 sf industrial building for the storage of items associated with an existing dairy distribution facility known as Ray Alderman & Sons Inc.



SEC 20 – T3N – R21E

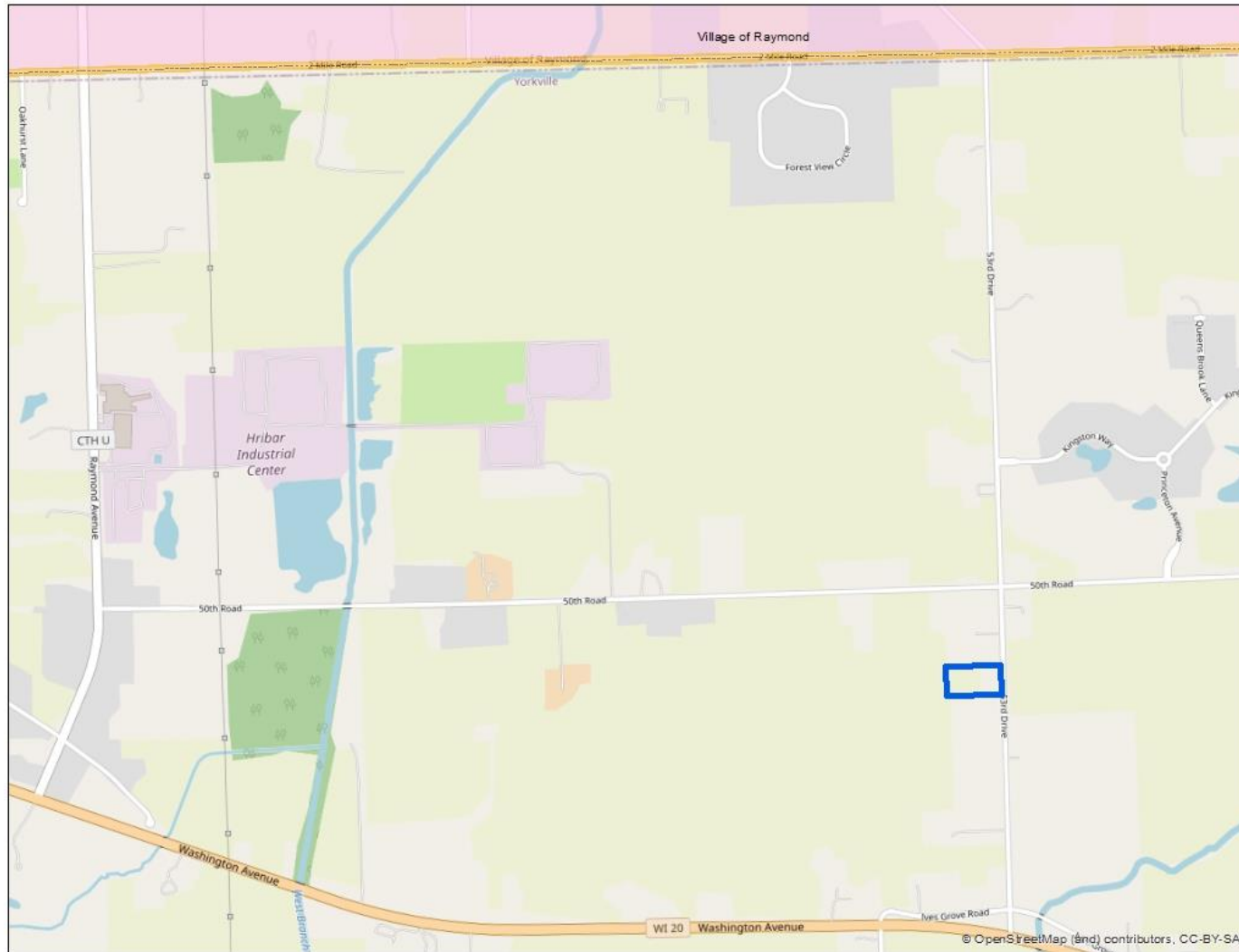
Village of Yorkville

**Matthew Allgood, Maddie Homok, Nicholas Allgood & Renee Wurster, Owners**  
**Matthew Allgood, Agent**

## Location Map

**Site Address: 1610 53<sup>rd</sup> Drive**

**A-2 Conditional Use to operate a rural home-based business, including the storage of landscaping vehicles & equipment, associated with a tree care business known as Precision Home Care LLC**



**SEC 11 – T3N – R21E**

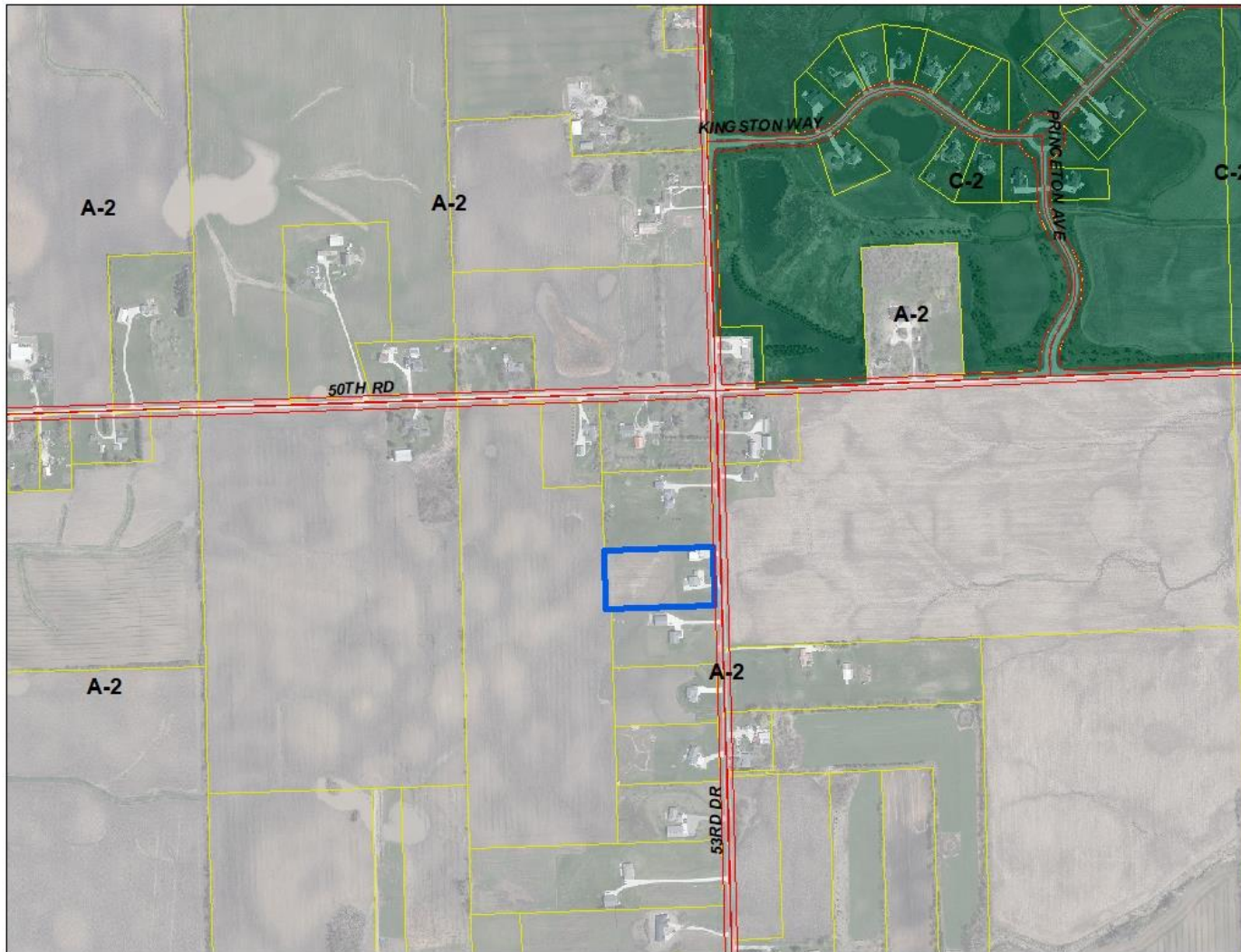
**Village of Yorkville**



Matthew Allgood, Maddie Homok, Nicholas Allgood & Renee Wurster, Owners  
Matthew Allgood, Agent

Site Address: 1610 53<sup>rd</sup> Drive

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Village of Yorkville

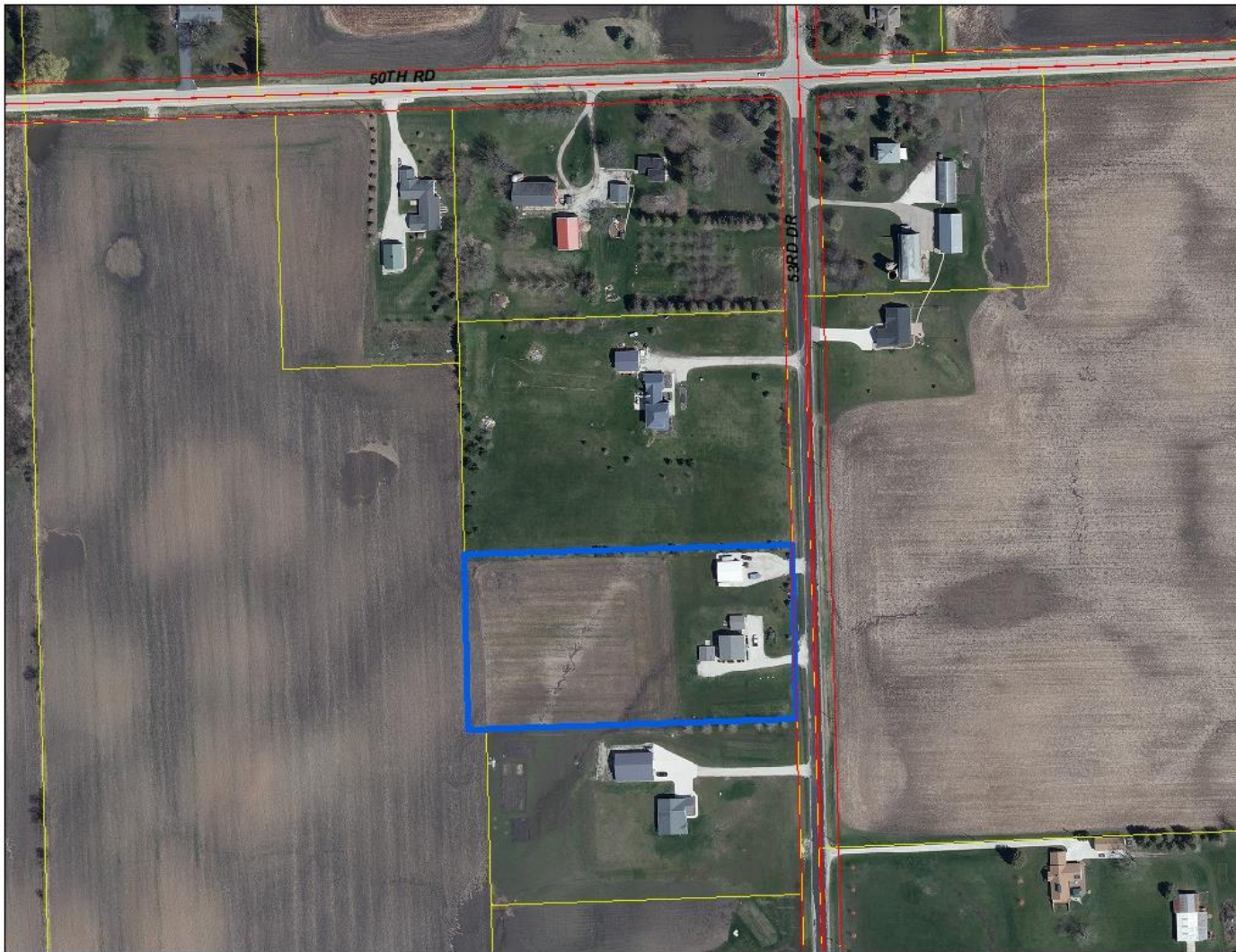


**Matthew Allgood, Maddie Homok, Nicholas Allgood & Renee Wurster, Owners**  
**Matthew Allgood, Agent**

**2022 Aerial**

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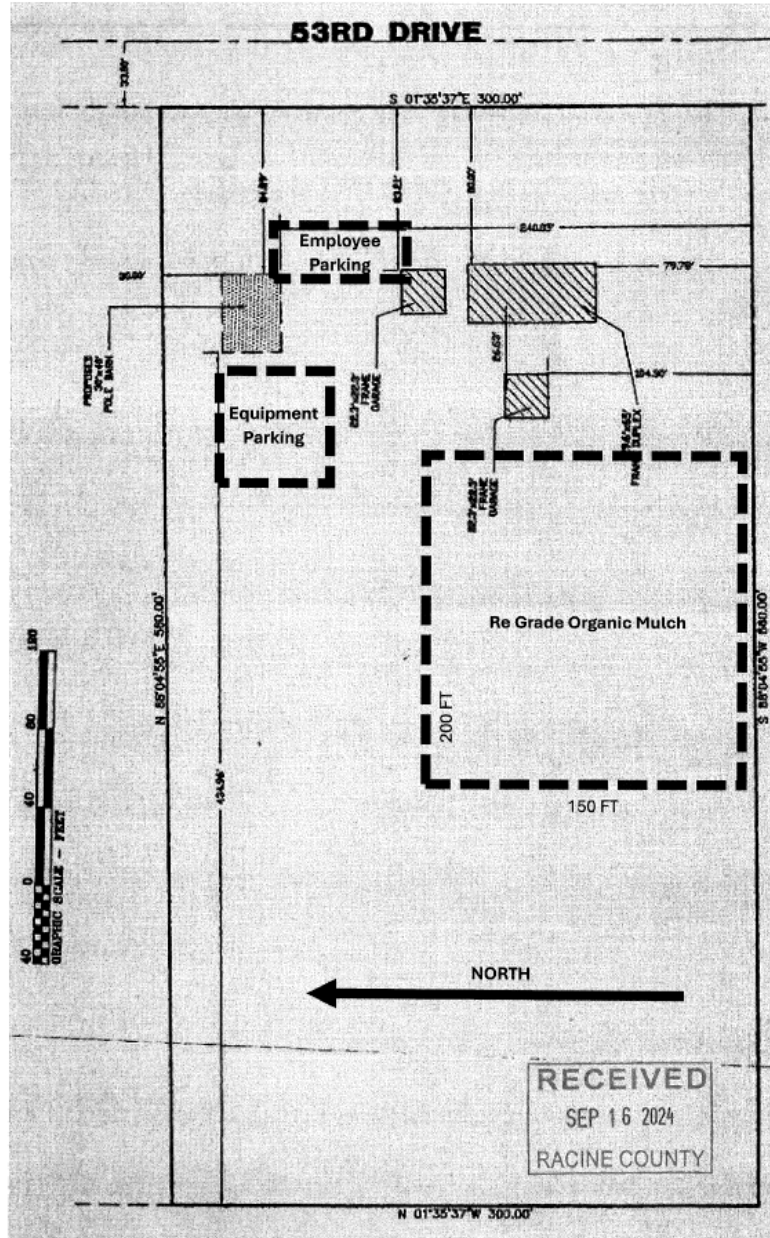
**Village of Yorkville**





Matthew Allgood, Maddie Homok, Nicholas Allgood & Renee Wurster, Owners  
Matthew Allgood, Agent

Site Plan



SEC 11 – T3N – R21E  
Village of Yorkville

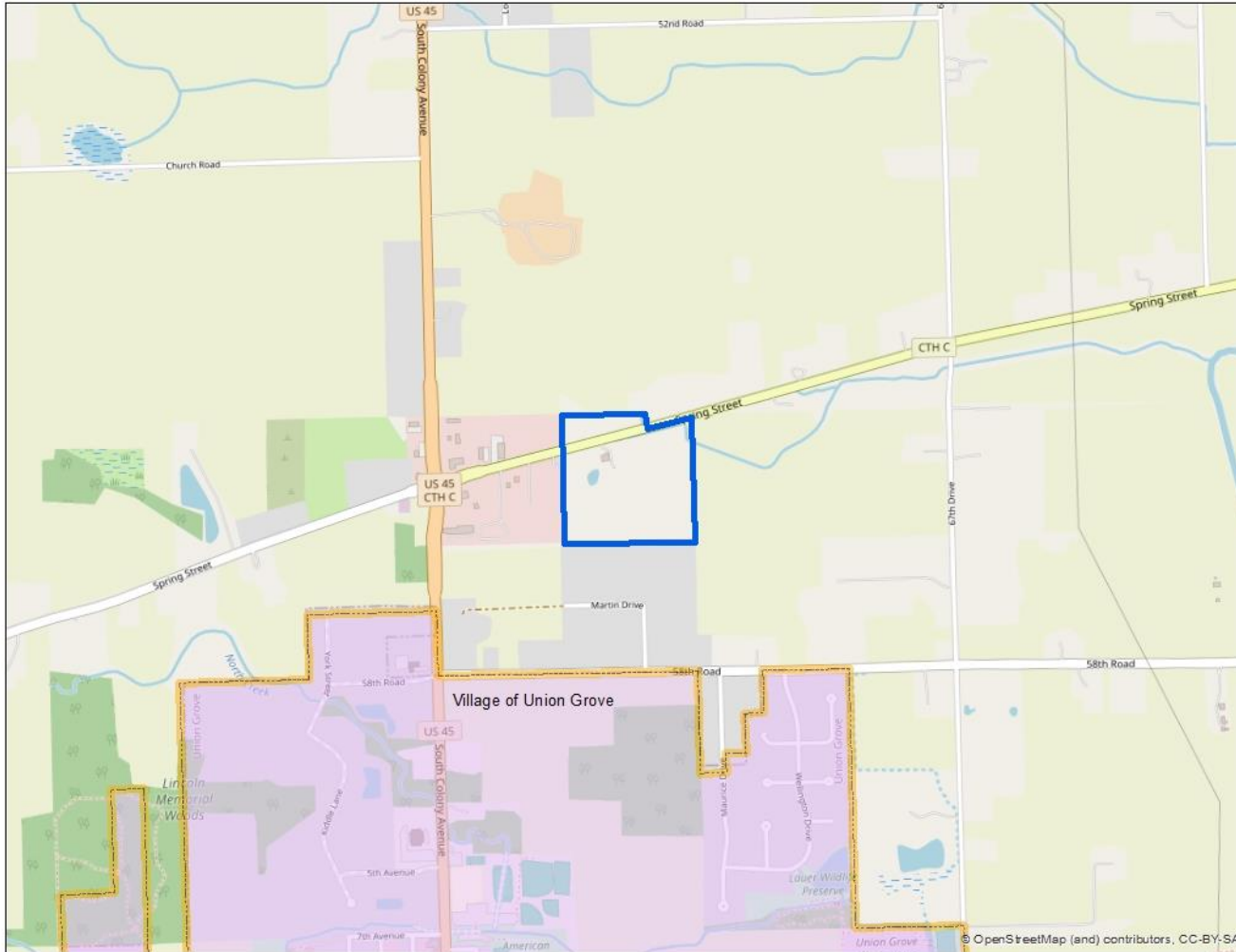




Jon & Kay Erickson, Owners  
Dan Meier, Applicant  
Site Address: 18917 Spring Street

## Location Map

**CONDITIONAL USE EXTENSION PREVIOUSLY APPROVED 1/8/2024** B-3 Conditional Use permit to expand an existing landscape supply business to include additional equipment parking, landscape material bins, and three future buildings for the businesses known as "Erickson's Landscape Supply" and "JW Erickson Company".



SEC 20 – T3N – R21E

Village of Yorkville

Jon & Kay Erickson, Owners  
Dan Meier, Applicant  
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2022 Aerial

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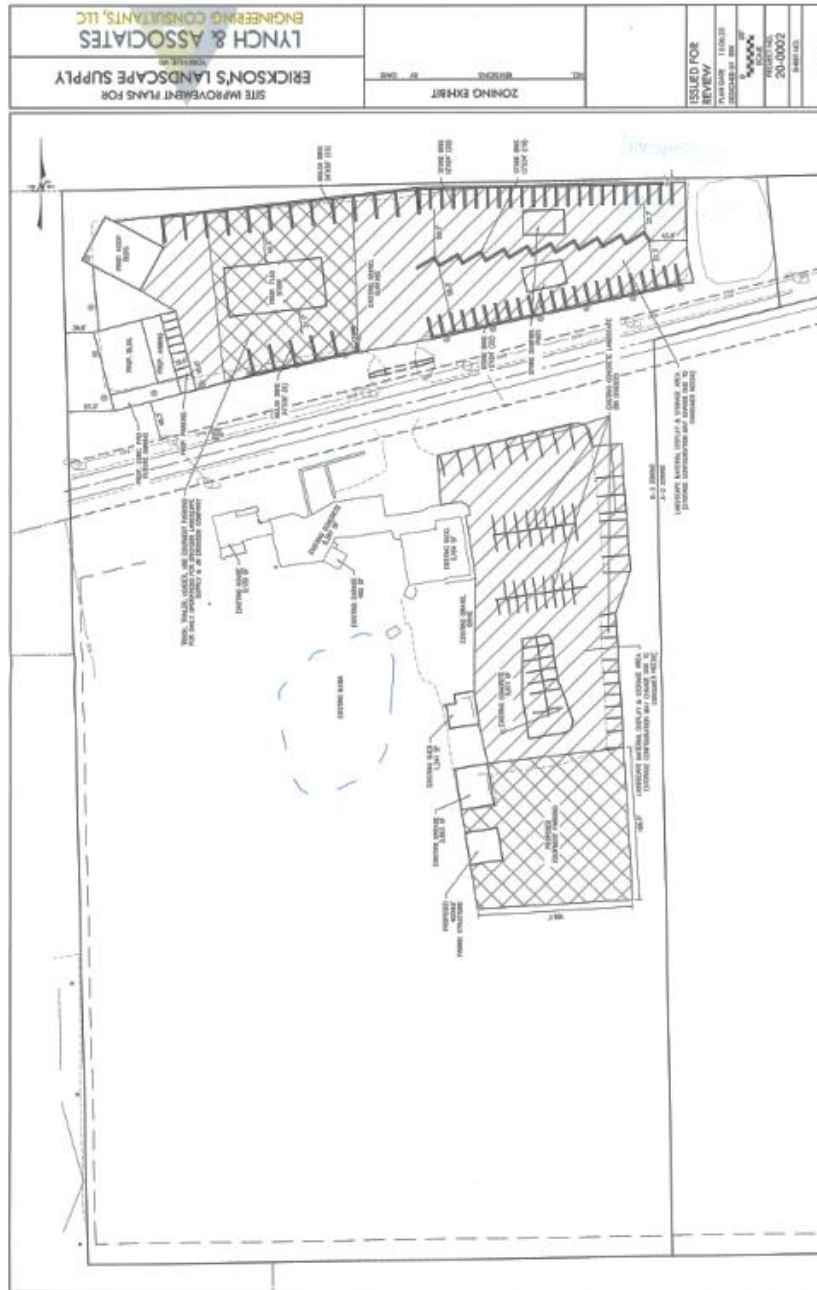


SEC 20 – T3N – R21E

Village of Yorkville



Jon & Kay Erickson, Owners  
 Dan Meier, Applicant  
**CUP EXTENSION**  
 Previous Approval 1/8/2024



Site Plan

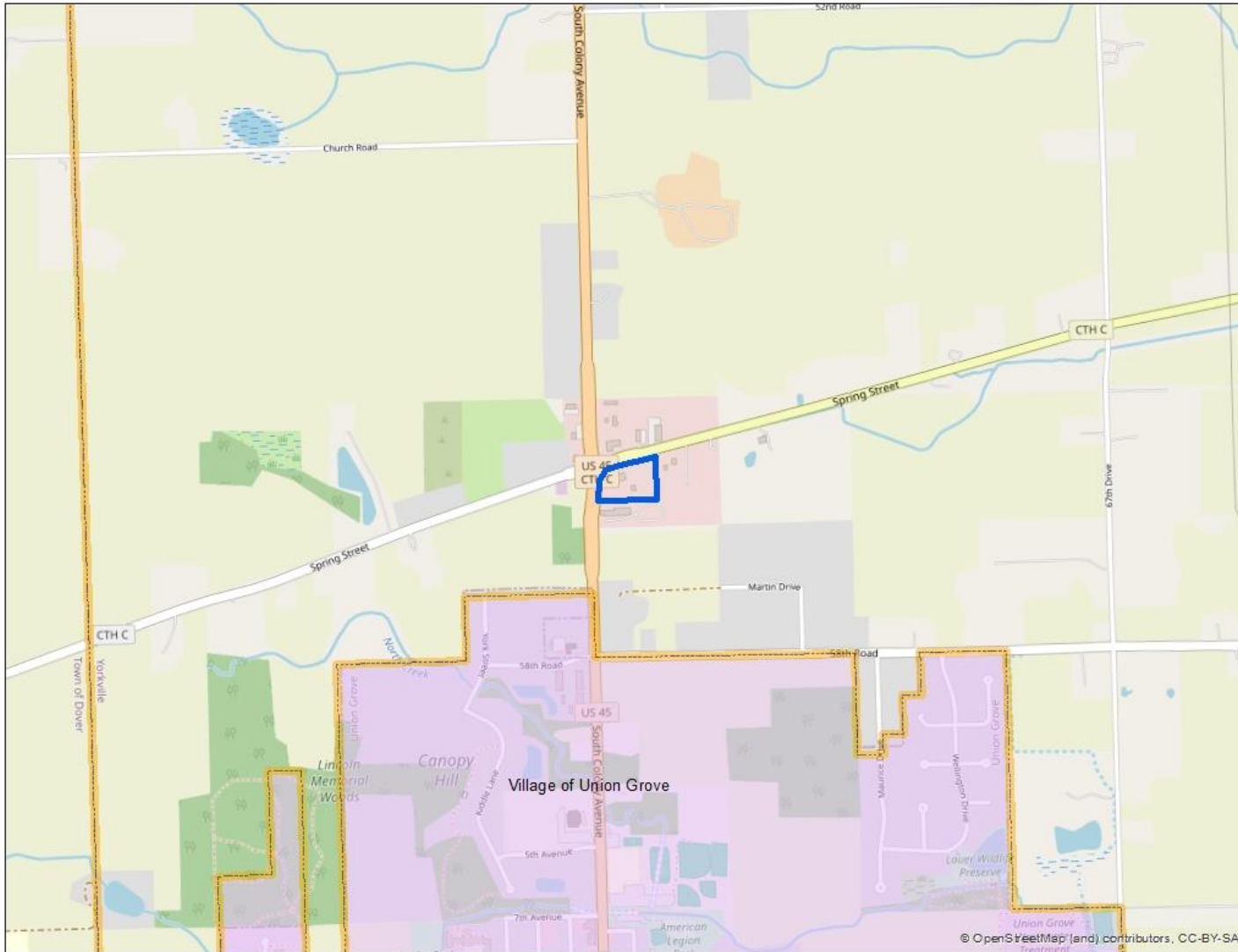
SEC 20 – T3N – R21E  
 Village of Yorkville





**Meredith Holdings LLC, Owners**  
**Bower Design & Construction, Agent**  
**Site Address: 19215 Spring Street**  
**B-3 Site Plan Review to construct a 22' x 43' office addition to the existing building**

**Location Map**

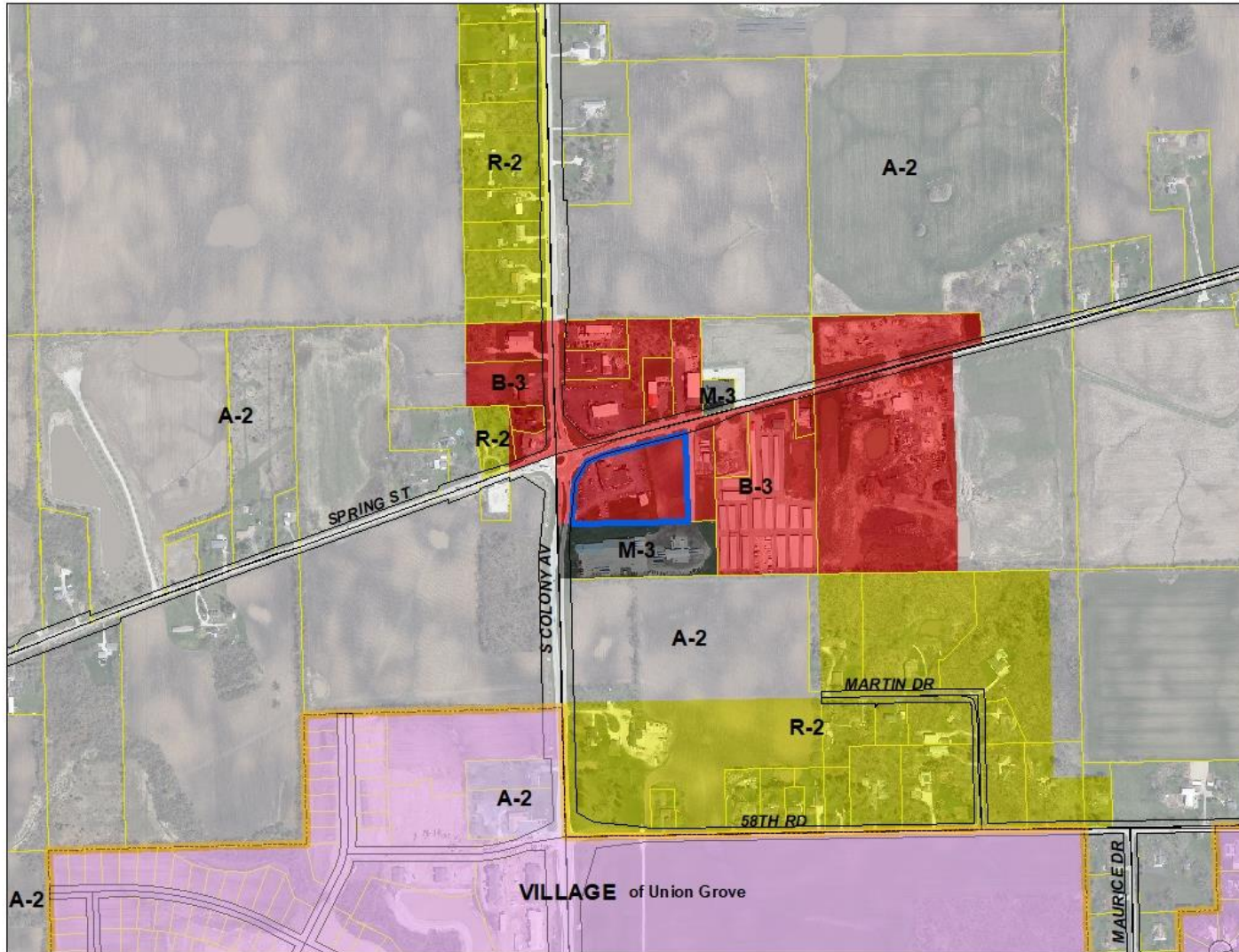


**SEC 20 – T3N – R21E**

**Village of Yorkville**

Meredith Holdings LLC, Owners  
Bower Design & Construction, Agent  
Site Address: 19215 Spring Street  
B-3 Site Plan Review to construct a 22' x 43' office addition to the existing building

# Zoning Map



SEC 20 – T3N – R21E

Village of Yorkville



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Bower Design & Construction, Agent  
Site Address: 19215 Spring Street  
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Village of Yorkville

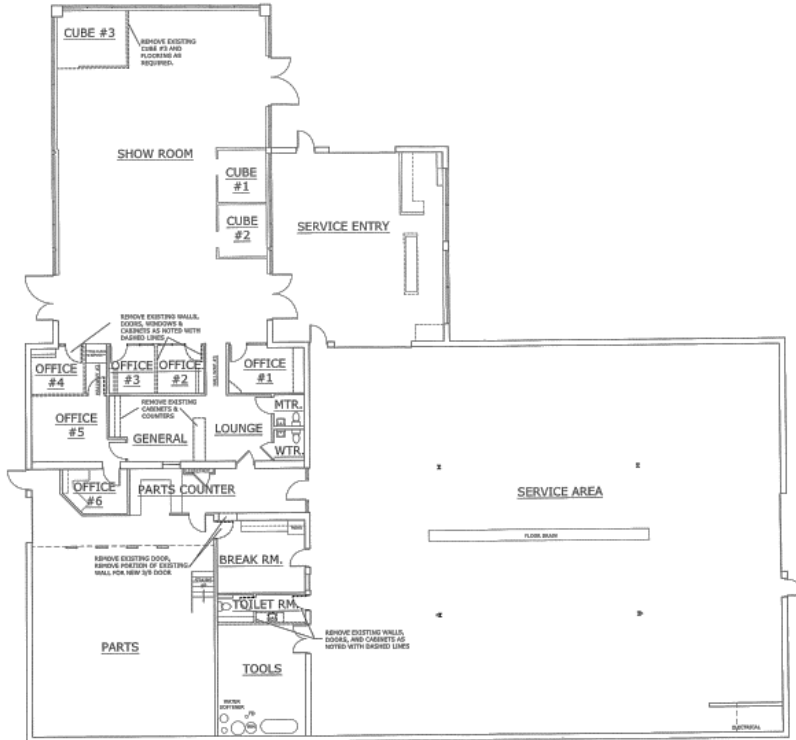






**Meredith Holdings LLC, Owners**  
**Bower Design & Construction, Agent**  
**Site Address: 19215 Spring Street**  
**B-3 Site Plan Review to construct a 22' x 43' office addition to the existing building**

## Existing Floor Plan

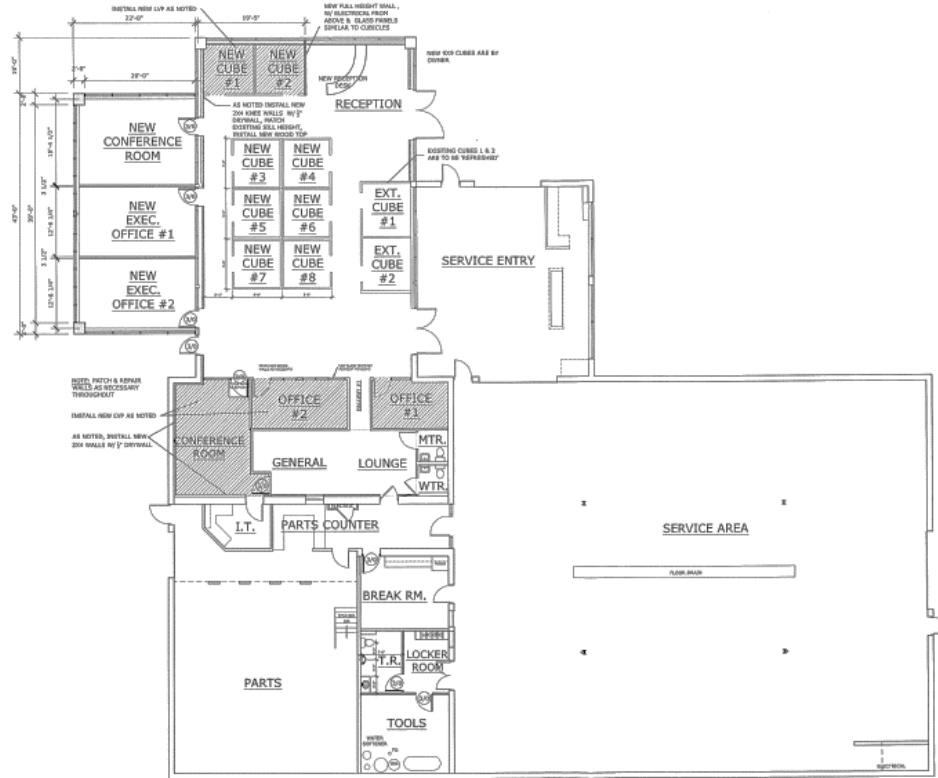


1 EXISTING/DEMO FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



NOTE: FIELD VERIFY DIMENSIONS

## Proposed Floor Plan



1 REMODELED FLOOR PLAN  
 W/ ADDITION  
 SCALE: 1/8" = 1'-0"

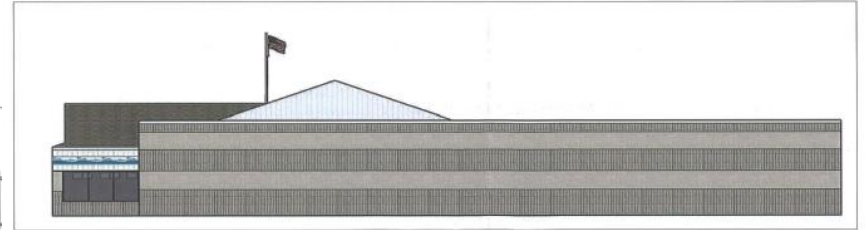


Meredith Holdings LLC, Owners  
Bower Design & Construction, Agent  
Site Address: 19215 Spring Street  
B-3 Site Plan Review to construct a 22' x 43' office addition to the existing building

## Proposed Exterior Elevations



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

SEC 20 – T3N – R21E

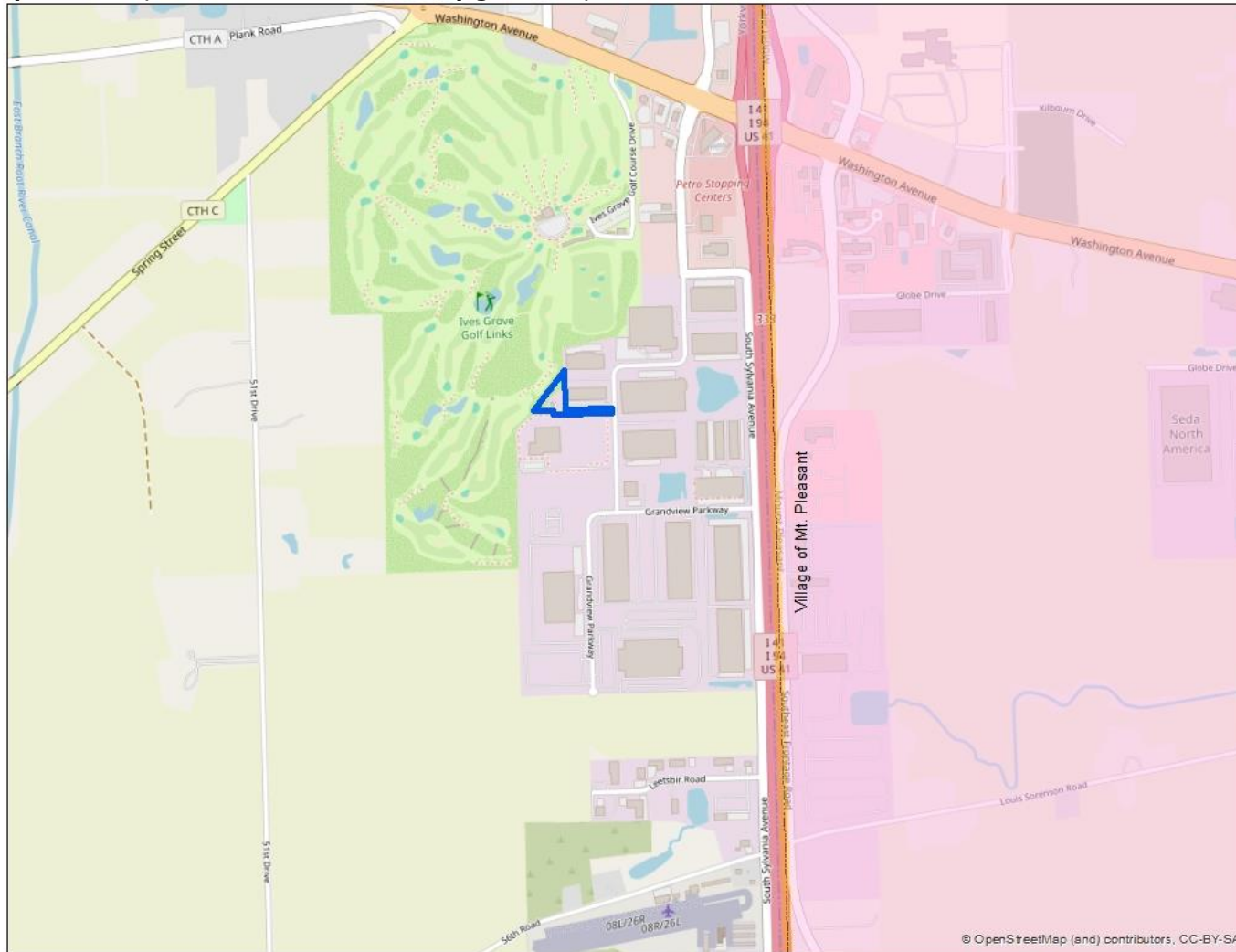
Village of Yorkville



**Village of Yorkville, Owner**  
**Yorkville Sewer / Water Commission, Yorkville Water Utility District #1, Applicant (Michael McKinney, Agent)**  
**Site Address: 1400 Grandview Parkway**

**Location Map**

**M-3 & P-2 Site Plan Review for proposed improvements to the Village of Yorkville's existing water tower site, includes new redundant water production well (Well #2); installation of raw water main infrastructure & appurtenances; installation of piping, valves & meter; electrical & controls improvements; installation of a new backup generator; & miscellaneous site restoration**



**SEC 13 – T3N – R21E**

**Village of Yorkville**

Village of Yorkville, Owner  
Yorkville Sewer / Water Commission, Yorkville Water Utility District #1, Applicant (Michael McKinney, Agent)  
Site Address: 1400 Grandview Parkway

M-3 & P-2 Site Plan Review for proposed improvements to the Village of Yorkville's existing water tower site, includes new redundant water production well (Well #2); installation of raw water main infrastructure & appurtenances; installation of piping, valves & meter; electrical & controls improvements; installation of a new backup generator; & miscellaneous site restoration



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Village of Yorkville





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2022 Aerial

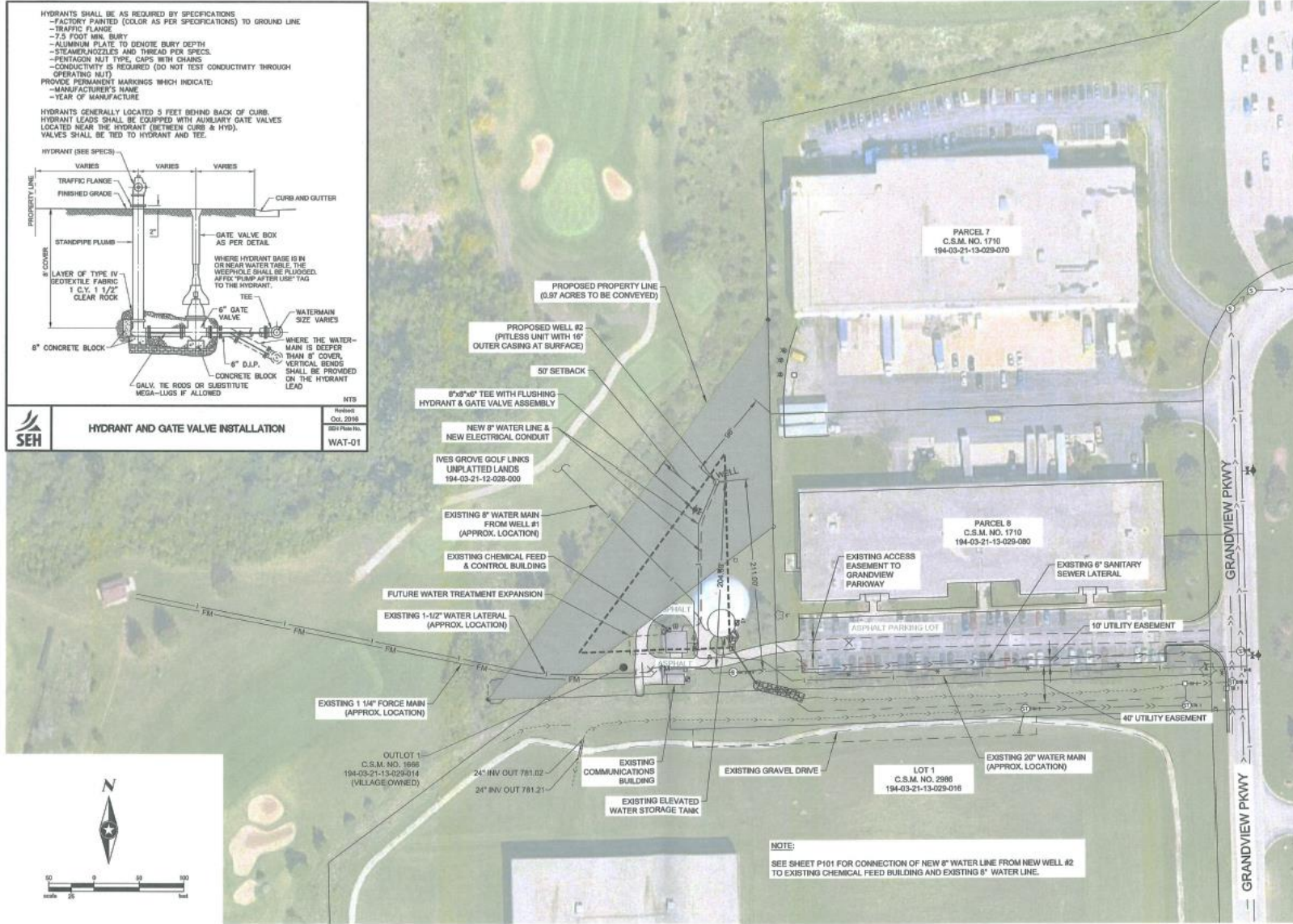
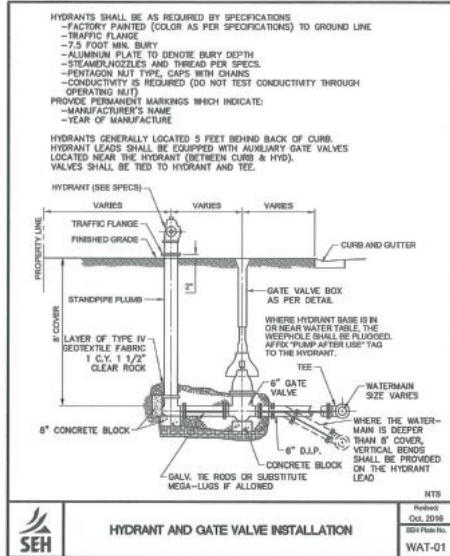
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SEC 13 – T3N – R21E

Village of Yorkville





NOTE:  
 SEE SHEET P101 FOR CONNECTION OF NEW 8" WATER LINE FROM NEW WELL #2 TO EXISTING CHEMICAL FEED BUILDING AND EXISTING 8" WATER LINE.



RECEIVED  
 SEP 27 2024  
 RACINE COUNTY

VILLAGE OF YORKVILLE  
 YORKVILLE WELL #2  
 RACINE COUNTY, WISCONSIN

SEE SHEET P101 FOR CONNECTION OF NEW 8" WATER LINE FROM NEW WELL #2 TO EXISTING CHEMICAL FEED BUILDING AND EXISTING 8" WATER LINE.

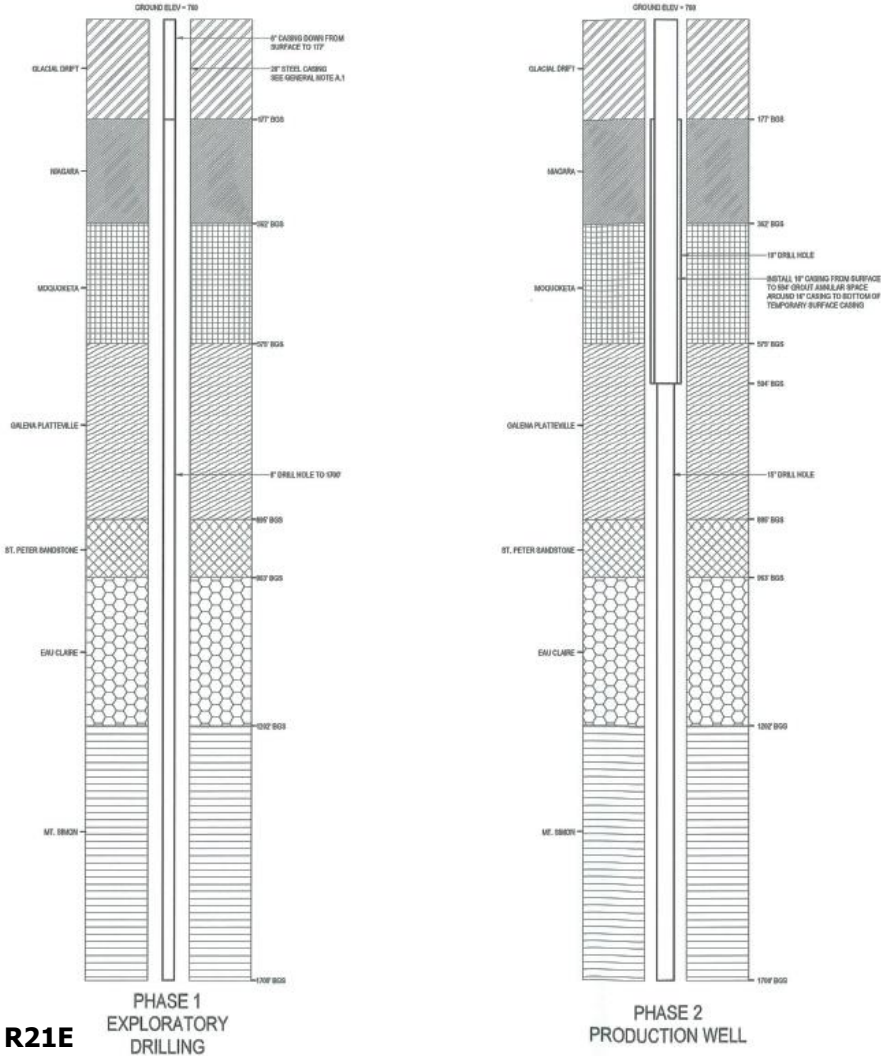
REVISION	DESCRIPTION	DATE

SITE PLAN

C001

Village of Yorkville, Owner  
 Yorkville Sewer / Water Commission, Yorkville Water Utility District #1, Applicant (Michael McKinney, Agent)

Well Plan



GENERAL NOTES

WELL NO. 2 IS TO BE CONSTRUCTED INTO TWO PHASES FOR THE PURPOSES OF FIRST ASSESSING THE FORMATION DEPTHS, GROUNDWATER QUALITY, AND CONFIRMING PRODUCTION WELL DESIGN.

- A. PHASE 1 - EXPLORATORY DRILLING IS ANTICIPATED TO BE CONSTRUCTED AS FOLLOWS:
  1. DRILLHOLE IS 8" INCH TEMPORARY STEEL CASING TO AN APPROPRIATE DEPTH OF 07 FEET THROUGH GLACIAL DRIFT AND AT LEAST 7 FEET INTO THE HINGOLA AQUIFER. CHECK TO ENSURE PLUMBNESS AND ALIGNMENT.
  2. INSTALL AN 8" INCH STEEL CASING (WITH CENTRALIZER) INSIDE THE SURFACE CASING 8 FEET - 177 FEET FOR A WORKING CASING DURING PILEOT DRILLING.
  3. DRILL 8" INCH HORIZONTAL OPEN PILEOT HOLE, IDENTIFYING AND LOGGING LAYERS, UNTIL REACHES A DEPTH OF 170 FEET.
  4. PREPARE USED AND GEOLOGICAL LOGGING OF THE ENTIRE BOREHOLE.
  5. FUNDERS AND INITIAL TEST PUMPING EQUIPMENT.
  6. COORDINATE WITH ENGINEER TO SET TEST PUMPING EQUIPMENT WITH PACKERS.
    - a. PUMP BRINE APPROXIMATELY 700 FEET BORE.
    - b. PACKERS AT 84 FEET AND 89 FEET.
  7. CONDUCT 24-HOUR CONSTANT RATE PUMP TEST.
  8. FALL DATE OF WATER QUALITY ANALYSIS.
- B. PHASE 2 - PRODUCTION WELL CONSTRUCTION IS ANTICIPATED AS FOLLOWS:
  1. REMOVE 8" INCH WORKING CASING FROM INSIDE SURFACE CASING.
  2. ENLARGE 8" INCH PILEOT HOLE TO 18" INCHES FROM 07 FEET TO 594 FEET.
  3. INSTALL 18" INCH CASING FROM SURFACE 8 FEET TO 594 FEET.
  4. GREAT ANNULAR SPACE AROUND 18" INCH CASING TO BOTTOM OF TEMPORARY SURFACE CASING.
  5. CONTINUE GROUTING ANNULUS WHILE REMOVING 20" SURFACE CASING.
  6. ALLOW GROUT TO SET AND PROCEED TO DRILL 18" INCH DIAMETER OPEN HOLE FROM THE BOTTOM OF THE 18" INCH CASING TO A DEPTH OF 1106 FEET.
  7. DEVELOP WELL.
  8. STOP - GRINDDOWN PUMP TEST.
  9. 72 HOUR CONSTANT RATE PUMP TEST.
  10. FALL DATE OF WATER QUALITY ANALYSIS.
  11. TELETYPE.

THE TARGET YIELD FOR WELL NO. 2 PRODUCTION IS 800 GPM. HOWEVER, THE WELL MAY BE INITIALLY EQUIPPED WITH A PUMP OF LOWER CAPACITY (200-400 GPM)



Client/Date



VILLAGE OF YORKVILLE  
 YORKVILLE WELL #2  
 RACINE COUNTY, WISCONSIN

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Prepared By: [Blank]  
 Checked By: [Blank]  
 Drawn By: [Blank]  
 Project/Title: [Blank]  
 Issue Date: [Blank]

FORWARD TO BORER  
 WELL # [Blank] BOREDEPTH [Blank] DATE [Blank]

WELL 2 - WELL  
 CONSTRUCTION WELL  
 DRILLING

SEC 13 - T3N - R21E

Village of Yorkville