



# COUNTY OF KENDALL, ILLINOIS COMMITTEE OF THE WHOLE

**KENDALL COUNTY OFFICE BUILDING  
2<sup>nd</sup> Floor Board Room; 111 W. Fox Street; Yorkville**

**Thursday, June 16, 2022 at 4:00PM  
MEETING AGENDA**

- 1. Call to Order and Pledge of Allegiance**
- 2. Roll Call to Establish a Quorum:** Scott Gryder (Chair), Matt Kellogg (Vice Chair), Amy Cesich, Brian DeBolt, Elizabeth Flowers, Scott Gengler, Judy Gilmour, Dan Koukol, Ruben Rodriguez, Robyn Vickers
- 3. Approval of Agenda**
- 4. Approval of April 14, 2022 Meeting Minutes**
- 5. New Business**
  - *Discussion and Approval of 2023 Kendall County Holiday Calendar*
  - *Discussion and Approval of Logistics Property Company Property Tax Abatement Application*
- From the PBZ Committee:*
  - *Discussion of Petition 22-10 a Request from Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner) and Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC (Contract Purchaser) for a Special Use Permit for a Landscaping Business at the Property on the North Side of Route 52 Across From 2190 and 2200 Route 52, Minooka (PIN: 09-15-200-003) in Seward Township; Property is Zoned A-1 Agricultural District*
- 6. Old Business**
- 7. Department Head and Elected Official Reports**
- 8. Public Comment**
- 9. Questions from the Media**
- 10. Chairman's Report**
- 11. Review Board Action Items**
- 12. Executive Session**
- 13. Adjournment**

*If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630- 553-4171, a minimum of 24-hours prior to the meeting time*

**COUNTY OF KENDALL, ILLINOIS  
 COMMITTEE OF THE WHOLE  
 Thursday, April 14, 2022 at 4:00 PM  
 Meeting Minutes**

**Call to Order and Pledge of Allegiance** - The meeting was called to order at 4:00p.m. by County Board Vice Chair Scott R. Gryder who led the committee in the Pledge of Allegiance to the American Flag.

**Roll Call**

<b>Board Member</b>	<b>Status</b>	<b>Arrived</b>	<b>Left Meeting</b>
Amy Cesich	Present		
Brian DeBolt	Here		
Elizabeth Flowers	Absent		
Scott Gengler	Here		
Judy Gilmour	Here		
Scott Gryder	Here		
Matt Kellogg	Yes		
Dan Koukol	Here		
Ruben Rodriguez	Here		
Robyn Vickers	Here		

**Staff Present:** Latreese Caldwell, Jennifer Karales, Scott Koeppel, Leslie Johnson

**Guests Present:** Plano Mayor Mike Rennels, Cole Helfrich, Knoche & Associates, Brian Hertz, Engineer, and Lyman Tieman, Attorney

**Approval of Agenda** – Motion by Member DeBolt, second by Member Cesich. **With nine members present voting aye, the motion carried by a vote of 9-0.**

**Approval of Previous Month’s Meeting Minutes** – Member Cesich made a motion to forward the March 10, 2022 meeting minutes to the County Board for approval, second by Member Gengler. **With nine members present voting aye, the motion carried by a vote of 9-0.**

**Elected Official and Department Head Reports** – Mr. Koeppel informed the group that the Admin HR Committee meeting had been changed to Thursday, April 21, 2022.

**Old Business** – None

**New Business**

*From the Highway Committee:*

- *Discussion of Access to west side of Eldamain Road between U. S. Route 34 and Cummins Street in Plano* – Mayor Rennels informed the committee that his office had found a signed original copy of a 2004 inter-governmental contract agreement

between the County Highway Department and the City of Plano that granted the City full access to Eldamain Road. Mayor Rennels stated that the owner is placing reliance on the original IGA in the development and implementation of the Gas N Wash project. Discussion on evidence and bona-fide rights, good faith agreements, the map included with the original agreement, and the right-of-way between the subdivision entrance and Route 34.

Member Gengler made a motion to forward the item to the County Board for approval, second by Member DeBolt.

**Roll Call Vote**

<b>Board Member</b>	<b>Status</b>
Amy Cesich	Yes
Brian DeBolt	Yes
Scott Gengler	Yes
Judy Gilmour	Yes
Scott Gryder	Yes
Matt Kellogg	No
Dan Koukol	Yes
Ruben Rodriguez	Yes
Robyn Vickers	Yes

**With members Cesich, DeBolt, Gengler, Gilmour, Gryder, Koukol, Rodriguez and Vickers voting aye, and Member Kellogg voting no, the motion carried by a vote of 8-1.**

*From the Economic Development Committee:*

- *Discussion and Approval of an Agreement for MP Minooka Ridge Industrial, LLC Buildings 1 & 2 Abatement of Real Property Taxes – Mr. Koepfel reviewed the proposed development agreement with the committee and stated that the abatement of property taxes would be 75 percent the first year, 50 percent the second year, and 25 percent the third and final year.*

Member Kellogg made a motion to forward the item to the County Board for approval after the State’s Attorney’s Office has conducted a legal review, second by Member DeBolt. **With nine members present voting aye, the motion carried by a vote of 9-0.**

**Public Comment** - None

**Questions from the Media** – None

**Chairman’s Report** – No report

**Executive Session** – Not needed

**Board Action Items for April 19, 2022**

- *Approval of Access to west side of Eldamain Road between U. S. Route 34 and Cummins Street in Plano*

**Adjournment** – Member Vickers made a motion to adjourn the meeting, second by Member Kellogg. **With nine members present voting aye, the meeting adjourned at 4:50p.m.**

Respectfully Submitted,

Valarie McClain  
Administrative Assistant/Recording Secretary

IN THE CIRCUIT COURT FOR THE TWENTY-THIRD JUDICIAL CIRCUIT

DEKALB COUNTY, ILLINOIS

GENERAL ORDER 22-05

**FILED**

**JUN 02 2022**

IN THE MATTER OF THE ADOPTION )  
OF THE COURT CALENDAR FOR )  
THE YEAR 2023 )

Lori Grubbs  
Clerk of the Circuit Court  
DeKalb County, Illinois

**WHEREAS**, the Supreme Court of the State of Illinois has issued its Order dated May 19, 2022 setting forth the dates for the observance of certain holidays in the 2023 calendar year; and

**WHEREAS**, pursuant to the authority granted in said Order, Illinois Supreme Court Rule 21(b) and the inherent authority of the Court;

**IT IS ORDERED** that the Circuit Court for the Twenty-Third Judicial Circuit of the State of Illinois shall adjourn, and the Offices of the Circuit Clerk of DeKalb and Kendall Counties shall be closed on the following holidays for the year 2023:


**HOLIDAY**

**OBSERVED**

New Year's Day  
Martin Luther King, Jr. Day  
Lincoln's Birthday  
Washington's Birthday  
Spring Holiday (½ day)  
Memorial Day  
Juneteenth  
Independence Day  
Labor Day  
Columbus Day  
Veteran's Day  
Thanksgiving Day  
Day following Thanksgiving Day  
Christmas Day

Monday, January 2  
Monday, January 16  
Monday, February 13  
Monday, February 20  
Friday, April 7 (afternoon only)  
Monday, May 29  
Monday, June 19  
Tuesday, July 4  
Monday, September 4  
Monday, October 9  
Friday, November 10  
Thursday, November 23  
Friday, November 24  
Monday, December 25

Enter: June 2, 2022

  
\_\_\_\_\_  
**Honorable Bradley J. Waller**  
**Chief Judge**

## Kendall County Application for Tax Abatement



**This application is an official part of the Tax Abatement process. Incomplete or inaccurate information may be cause for rejection of the application. It also is a representation that the applicant intends to implement the representations made in the application. Failure to implement these representations or to continue them during the term of any Tax Abatement that is offered will be sufficient basis for termination of the Abatement Agreement and repayment of any taxes that have been abated.**

**This packet should be completed and returned to the Kendall County Office of Administrative Services:**

*111 W. Fox Street, Room 316,  
Yorkville, IL 60560  
Phone: 630.385.3000  
Fax: 630.553.4214  
E-Mail [kendalledc@co.kendall.il.us](mailto:kendalledc@co.kendall.il.us)*

## Overview

Property Tax Abatement is a way to support and promote the expansion of existing businesses and the location of new businesses to Kendall County. A business that receives approval from a taxing body for an abatement will receive an abatement on a portion of the resulting property tax revenue after expansion, improvement, or new construction is complete and the building is occupied.

## Goals and Objectives

The end result of providing tax abatement to a business for an expansion, improvement or new construction should include:

- *Economic Impact*
  - Job creation and retention and capital investment in land, buildings, and equipment
- *Fiscal Impact*
  - Total amount of new estimated property tax generated by the business expansion
- *Strategic Impact*
  - Factors such as the median salary of the employees, total payroll, and the quality of benefits available to the employees
- *Other Impacts*
  - Improvements to existing public infrastructure and/or construction of new public infrastructure

## Eligible Projects

- Projects that will be considered for Property Tax Abatement from Kendall County are limited to the following:
  - Warehouse/Distribution/Logistics
  - Office Headquarters and Regional Headquarters
  - Manufacturing
- Preference will be given to projects that result in job creation, increase in property tax base, investment in machinery & equipment when purchased locally, and capital improvements for the expansion of existing buildings.

## Process

- It is strongly recommended that the applicant contact the Kendall County Office of Administrative Services to arrange a pre-application meeting with County staff. This gives staff an opportunity to discuss the guidelines, application, process, and agreement provisions with the applicant.
- Once the application has been completed and submitted to the Kendall County Office of Administrative Services, staff will review the application to determine the eligibility of the project.
- Applications are reviewed and scored on a case by case basis on their economic, strategic, and fiscal impacts on a community.



- If it is determined that the project qualifies for an abatement of property taxes, County Staff will present the request to the County’s Economic Development Committee to secure an indication of their support for the project.
- Staff, as well as the applicable local Economic Development Corporation, will make contact to each taxing body having jurisdiction over the subject property for their support of the project and abatement approval.
- If a taxing body expresses support of the project, Staff will develop the agreement for the abatement of property taxes for approval by each governing board of the applicable taxing jurisdictions.

**Abatement Terms & Levels**

A business receiving a tax abatement is eligible to receive an abatement for a term of three years. The amount abated will be on a sliding scale consisting of 75% abated in year one, 50% abated in year two, and 25% abated in year three.

The term and levels of an abatement may be modified only at the discretion of the governing boards of the taxing bodies.

**Clawback Provisions and Verification Audit**

A business shall maintain operations at the project location for at a minimum, the length of the abatement term as well as for three years following the final year of the abatement term. During the abatement term businesses are not eligible to file an appeal of assessment of the property, to tender payment under protest, nor to file an objection to the property taxes levied by the taxing bodies. During the three years following the final year of abatement term, businesses are eligible to file an appeal of assessment of the property, tender payment under protest, and file an objection the property taxes levied by the taxing bodies *only* if the Supervisor of Assessments or the Board of Review establishes an assessed value based upon the market value that is less than the Estimated Market Value of the property provided by the applicant within this application.

To verify compliance of the Property Tax Abatement Agreement, a business must submit a payroll summary with listing of either the first name or initial of the employees or a listing of the employees’ ID number along with job titles, salaries, benefits, county of residence, and hiring dates on an annual basis to the Kendall County Office of Administrative Services.



Name of Company: Logistics Property Company

Corporate Address: One North Wacker Dr., Suite 1925

Chicago, Illinois 60606

Company Contact Person: Aaron Martell

Address: One North Wacker Dr., Suite 1925

Chicago, Illinois 60606

Phone: (708)-667-6908

Fax: N/A

Proposed Location in Kendall County: SW Corner of Holt Road & Wabena Avenue, Minooka

\_\_\_\_\_  
\_\_\_\_\_

PIN #: 09-36-300-004, 09-36-300-007, 09-36-300-009, 09-36-300-008 & 09-36-300-010

Proposed start of Construction: Approx. May 2023

Proposed start up of Operations: Approx. May 2024

What product(s) or services will be produced in the proposed facility?

The facility will be constructed on a speculative basis as a cross-docked logistics facility

with maximum flexibility to accomodate up to two tenants.

\_\_\_\_\_  
\_\_\_\_\_

**EMPLOYMENT**

What specific jobs will be created? If phased employment is planned please provide details. Use additional pages if necessary.

Job Title	Mgt., Supv., or Worker	Occupational Code	Number of Jobs			Wages/ Salaries*	
			Initial	After Year 1	After Year 2	Starting	Maximum
TBD	TBD	TBD	Approx. 50	Approx. 100	Approx. 150	TBD	TBD

*\*Not Including Benefits*

Explanation and details of work force.

Please note the above mentioned employee estimates are highly speculative at the moment, and will ultimately depend on the final user(s). The current site plan has 697 car parking stalls, 427 at the North parking lot and 270 spots at the South lot. The Applicant will ensure that any potential users are paid at or above any required wage ordinances

**EMPLOYEE BENEFITS**

Please summarize benefits below and attach copies of insurance and pension plans.

<b>Fringe Benefit</b>	<b>Type of Benefit</b>	<b>Company Portion (Annual %)</b>	<b>Employee Portion (Annual %)</b>
Medical Insurance	TBD	TBD	TBD
Dental Insurance	TBD	TBD	TBD
Vision Insurance	TBD	TBD	TBD
Pension Plan Defined Benefit 401(K)	TBD	TBD	TBD
Disability	TBD	TBD	TBD
Life Insurance	TBD	TBD	TBD
Other Benefits (please specify)	TBD	TBD	TBD

**VALUATION ANALYSIS**

Assessed valuation shall be judged on the basis of impact upon the public services, which will be required (i.e., if judged that impact upon schools, roads, law enforcement, etc., will be great but assessed valuation will be low, a low rating will be assigned.)

Land size	<u>Approx. 58.50 Acres</u>
Building size	<u>Approx. 935,000 Sq. Ft.</u>
Building height	<u>Approx. 40'</u>
Type of Construction	<u>935,000 SF Class A cross-docked logistics facility</u>
Estimated dollar value of sales attributed to site	<u>TBD</u>
Total Investment in new machinery and equipment purchased from local Kendall County businesses	<u>TBD</u>

Provide a construction budget that shows the allocation of cost for each phase of the process.

Is the property one of the following:

New facility	<u>Approx. \$82,000,000 (Soft &amp; Hard Costs)</u>
Expansion of an existing facility	<u>N/A</u>
Previously closed facility	<u>N/A</u>

The current assessed valuation of the property:

Land	<u>\$29,830</u>
Improvements	<u>\$0</u>
Total	<u>\$29,830</u>

What is the estimated cost of the completed facilities?

Cost of land and site development	<u>\$ Approx. \$6.2MM (Including Infrastructure)</u>
Cost of buildings	<u>\$ Approx. \$51MM</u>
Cost of permanent fixed equipment	<u>\$ TBD</u>
Cost of pollution control devices	<u>\$ TBD</u>
Cost of non-fixed equipment	<u>\$ TBD</u>
<b>Cost of installation/construction</b>	<u>\$ TBD</u>
<b>Total Cost</b>	<u>\$ Approx. \$57MM (Land + Hard Costs)</u>

**ESTIMATED MARKET VALUE**

*(If application is approved, this value will be incorporated into the Tax Abatement Agreement)*

\$ Total Project Costs Approx. \$82,000,000

**IMPACT UPON INFRASTRUCTURE**

What new or additional utilities and/or infrastructure will be needed?  
(Roads, natural gas, rail spurs, etc.)

The applicant is working with Conor Commercial who is installing utilities and improving/widening Holt Road for a site 1.2m SF facility two parcels east of us. The applicant will pay a recapture fee to Conor Commercial

There is potential that we will be doing some road improvements/widening on a portion of Wabena. We will fund that through equity/debt.

How will they be funded?

Most likely funded with equity

**IMPACT UPON THE ENVIRONMENT**

A. Will there be any pollution of air, water, soil, sound, etc.? If so, please describe?

No

B. Will hazardous chemicals, products, or waste be used or produced? If so, please specify and indicate how they will be managed. If an E.P.A. permit is necessary, please attach the permit, or if not yet received, attach a copy of the application.

No

C. Will any waivers or exceptions from either Federal or State E.P.A. be needed? If so, please specify and attach any E.P.A. phase reports.

N/A

D. Are you familiar with Kendall County and other local performance standards? (Refer to Kendall County zoning ordinance and any applicable municipal code.) Will the proposed facility meet or exceed these standards? Please explain.

Yes; the most applicable zoning code will likely be M-1 Limited Manufacturing District. The proposed use will require a special use permit to allow for Motor Freight Terminals (Section 10:01.C.). The Applicant will work with the governing entities to ensure the proposed facility meets and exceeds standards or qualifies for a special use or variance.

**APPROPRIATE LOCATION**

Which planning and zoning authority (municipality or county) has jurisdiction of this site?

Kendal County, Seward Township, Unincorporated Municipality

What is the current zoning?

0021 - FARMLAND

If not currently zoned for the intended use, what is the planned use in the Comprehensive plan?

The property is currently zoned as farmland, but the future planned use will be a cross-docked logistics facility. Per the Lisbon/Seward Township Comprehensive Plan, only two major industrial uses are present in the area, Central Limestone Company and Valley Run Stone Company.

However, many of the aspects of the proposed project meet the goals set out in the Comprehensive Plan for Lisbon/Seward, such as a focus on conservation design and innovative storm water management, which is evidenced by the enclosed site plan.

A second goal is to create A strong base of agriculture, commerce, and industry that provides a broad range of job opportunities, a healthy tax base and improved quality of services to County residents, with a sub-goal of evaluating the need for additional industrial uses to provide employment opportunities and complement agricultural and commercial uses. The proposed project would add one of Seward Township's first major industrial type use in the area, which will provide hundreds of local jobs and millions of additional property tax revenue.

Please attach a site plan and a sketch or artists conception of the building(s), landscape plans etc.

See enclosed.

I, Aaron Martell, certify that I am an official of the applicant business with authority to make application for a property tax abatement, that I have read this application and that the application and any attachments hereto are true and correct. I further understand that inaccurate information or misrepresentations may be cause for rejection of the application: I further understand that failure to implement these representations will be sufficient basis for termination of the abatement agreement and repayment of any taxes, which have been abated.

Logistics Property Company, LLC



May 20, 2022

Signature - Aaron Martell

Date

Executive Vice President

Title

09-36-300-009

Search result

Parcel Information

Site Address  
Site City State Zip

CAMA Information

Select a parcel with associated structures to view CAMA data.

Owner Information

Owner Name EDWIN E FEENEY  
Owner Address 1 122 PACK CT  
Owner Address 2  
Owner City State Zip MORRIS IL 60450

Tax Maps

Links to the most recent tax map.

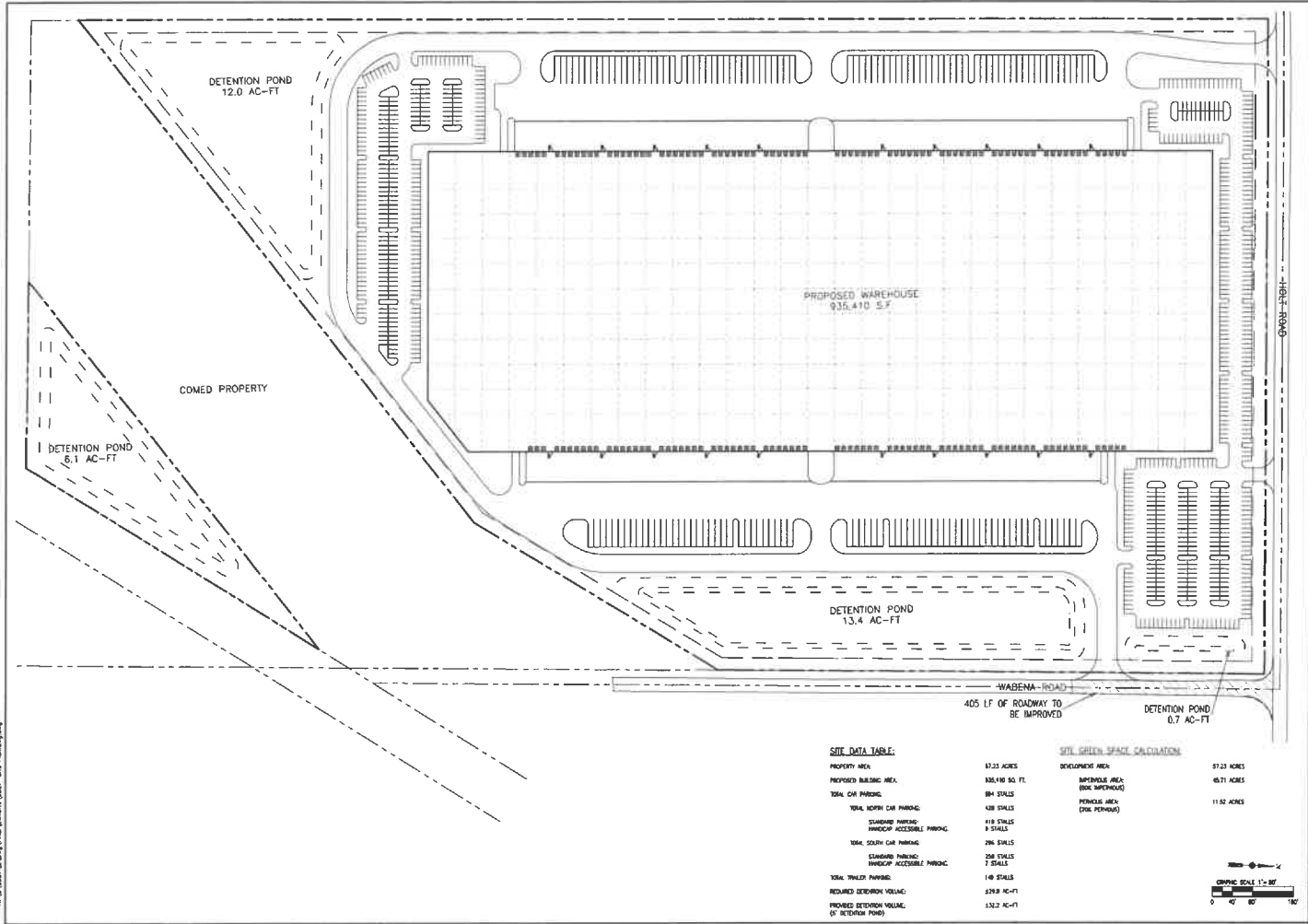
100 Scale Tax Map  
400 Scale Tax Map View

View Historic Tax Maps

View Parcel on Devnet





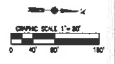


**SITE DATA TABLE:**

PROPERTY AREA	57.23 ACRES
PROPOSED BUILDING AREA	935,410 SQ. FT.
TOTAL CAR PARKING	894 STALLS
TOTAL NORTH CAR PARKING	428 STALLS
STANDARD PARKING	418 STALLS
HANDICAP ACCESSIBLE PARKING	9 STALLS
TOTAL SOUTH CAR PARKING	296 STALLS
STANDARD PARKING	286 STALLS
HANDICAP ACCESSIBLE PARKING	7 STALLS
TOTAL TRUCK PARKING	148 STALLS
REQUIRED DETENTION VOLUME	278.9 AC-FT
PROVIDED DETENTION VOLUME	332.2 AC-FT

**SITE GREEN SPACE CALCULATION:**

DEVELOPMENT AREA	57.23 ACRES
IMPERVIOUS AREA	45.71 ACRES
PENETRABLE AREA	11.52 ACRES
(DUG PERVIOUS)	



DATE: 4/29/22

DESCRIPTION: 1. ORIGINAL EXIST. PLAN

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**PRELIMINARY SITE PLAN**  
**HOLT ROAD AND WABENA ROAD**  
**LOGISTICS PROPERTY CO**  
**MINOOKA, ILLINOIS**

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**JACOB & HEFNER**  
**ASSOCIATES**  
 1111 W. 111th St., Suite 100, Tinian, IL 60487  
 PH: (815) 481-1111 FAX: (815) 481-1111  
 www.jacobandhefner.com

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**1"=80'**  
**G507**  
**SP-1**

**12 Year Tax Estimates**  
 Holt Road & Wabena Avenue  
 Seward Township, Illinois  
 PIN(s): 09-36-300-009

**Estimated Property Tax Estimates Based on:**  
 Estimated Market Value based on the Purchase Price + Hard Costs  
 Compared to  
 Current 2021 Market Value

Tax Year	2021 Tax Rate	2021 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value based on the Purchase Price + Hard Costs	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value based on the 2021 Market Value, Full Vacancy Relief and No Development	Assessment Level With no Development	Estimated Assessed Value With no Development	Estimated Taxes With no Development	
2023	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2024	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2025	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2026	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2027	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2028	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2029	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2030	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2031	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2032	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2033	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
2034	8.193%	1.0000	8.193%	\$56,433,435	33.33%	\$18,809,264	\$1,541,088	\$75,000	33.33%	\$24,998	\$2,048	
<b>Total Estimated Taxes (2024 to 2036)</b>							<b>\$18,483,058</b>	<b>Total Estimated Taxes (2024 to 2035)</b>				<b>\$24,577</b>

**Additional Property Tax Revenue Generated by Proposed Project** **\$18,468,480**

**Additional Revenue Generated by Approx. 150 Employees (PER YEAR)** **\$635,625**

**Notes:**  
 \* The 2021 Tax Rate (the 2021 tax rate x the 2021 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2024 and 2035.  
**The above estimates are speculative, and should be treated as such.**

**Employee Economic Impact**

<b>Purchase</b>	<b>Emp.</b>	<b>%</b>	<b>Exp./Week</b>	<b>Weeks</b>	<b>Total</b>
Lunch	150	55%	\$55	50	\$226,875
Grocery	150	30%	\$50	50	\$112,500
Consumer Goods	150	25%	\$35	50	\$65,625
Entertainment	150	15%	\$55	50	\$61,875
Auto-Gas	150	75%	\$30	50	\$168,750
<b>TOTAL</b>					<b>\$635,625</b>



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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 22-10**

**Mark Fecht on Behalf of Fecht Brothers, Inc. and Jeremy and  
Samantha Dippold on Behalf of Best Budget Tree, LLC  
A-1 Special Use Permit for Landscaping Business**

**INTRODUCTION**

Best Budget Tree, LLC would like to purchase the subject property from Fecht Brothers Inc. in order to operate a tree and landscaping business at the property. The property is approximately forty-eight (48) acres in size.

If approved, Best Budget Tree would add an approximately ten point five (10.5) acre gravel area, a nine thousand six hundred (9,600) square foot building with a maximum height of twenty-four feet (24'), an approximately seventy-four thousand (74,000) square foot wet bottom pond which would be a maximum sixteen feet (16') deep, a driveway, twenty-one (21) parking spaces, one (1) two (2) sided sign, one hundred fifty (150) white pine trees, ten deciduous trees, a seed mix, and one (1) free standing light pole to the property. The maximum height of landscaping related materials would be twelve feet (12').

The site plan, landscaping plan, building renderings, and the diagram from the photometric plan are attached.

The subject property is currently farmed. There is one (1) farmed wetland located near the northeast corner of the property. There are four (4) pipeline easement near the southern portion of the property. The property fronts Route 52 and has an access point off of Arbeiter Road.

Best Budget Tree, LLC has been in existence for over ten (10) years. They currently operate at a site near Renwick Road and Interstate 55.

With the exception of condition 25, the Petitioners are agreeable to the following conditions; the Petitioners were also agreeable to having a berm on the property, if required (the Petitioners do not believe a berm is a good idea):

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The gravel area shown on the attached site plan and landscaping plan shall not exceed ten point five (10.5) acres in size. The owners of the business allowed by this special use permit may reduce the amount of acreage covered by gravel.
3. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
4. One (1) approximately nine thousand six hundred (9,600) square foot building may be installed on the subject property in substantially the location shown on the site plan. The building shall look substantially like the building depicted in the attached rendering. The maximum height of the building shall be twenty-four feet (24').
5. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. No business operations may commence at the subject property until an occupancy permit is issued for the building shown on the attached site plan. No business operations may commence at the subject property until the parking stalls, dumpster enclosure, and wet bottom pond shown on the attached site plan are installed. Business operations may commence at the subject property prior to the installation of vegetation shown on the attached landscaping plan.

7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors at the subject property during the hours the business is open and shall be stored indoors during non-business hours.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. All landscape related materials shall be stored indoors or on the gravel area depicted on the site plan. The maximum height of the piles of landscaping related material shall be twelve feet (12') in height, unless otherwise restricted by a stormwater management permit. Stone, brick, and rock shall not be stored outdoors.
11. The size and depth of the wet bottom pond shall be governed by the stormwater management permit issued for the subject property.
12. One (1) two (2) sided non-illuminated sign may be installed on the location depicted on the attached site plan.
13. At least two (2) no smoking signs shall be installed near the piles of landscaping related materials.
14. One hundred fifty (150) white pines shall be installed in substantially the locations shown on the attached landscaping plan. The white pines shall be a minimum of three feet (3') in height at the time of planting. The white pines shall be installed by June 30, 2023. Damaged or dead white pines shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the white pines.
15. Ten (10) deciduous trees shall be installed in substantially the locations shown on the attached landscaping plan. The deciduous trees shall be a minimum one point five inches (1.5") in diameter at the time of planting. The deciduous trees shall be installed by June 30, 2023. Damaged or dead deciduous trees shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the deciduous trees.
16. The seed mix called for in the attached landscaping plan shall be installed by June 30, 2023. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the seed mix.
17. No landscape waste generated off the property can be burned on the subject property.
18. A maximum of twenty (20) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
19. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
20. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 7:30 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
21. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

22. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
23. One dry hydrant shall be placed on the property.
24. The maximum height of the light pole shown in the lighting plan shall be twenty feet (20').
25. No storage/shipping containers are allowed on the subject property and no semi-trailers may be parked on the subject property. **Petitioners would like to be able to park semi-trailers on the property; the semi-trailers would not be used for storage and would be placed inside the building when the business is not operating.**
26. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
27. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
28. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
29. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
30. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

#### **GENERAL INFORMATION**

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least seventy-three thousand, two hundred eighty pounds (73,280 lbs.), unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

## **ACTION SUMMARY**

### **SEWARD TOWNSHIP**

The Seward Township Planning Commission met in early May and recommended approval, but had concerns about the lack of a lighting plan; the lighting plan was submitted after the Seward Township Planning Commission meeting. The Seward Township Board met on May 28, 2022 and recommended denial on a vote of three (3) in favor and one (1) in opposition. The Township Board recommended denial because of concerns related to decreased property values, noise, pollution concerns, the presence of containers for storage, fire issues, the impact of the use on the existing pipelines, and enforcement of conditions by the County.

### **VILLAGE OF SHOREWOOD**

On May 4, 2022, the Village of Shorewood submitted an email saying they did not want to request a right-of-way dedication for a biking/walking trail.

### **MINOOKA FIRE PROTECTION DISTRICT**

On May 5 and 6, 2022, the Minooka Fire Protection District submitted a letter and email requesting a fire alarm system that meets applicable codes, no smoking signs near the mulch pile, a dry fire hydrant, and signage properly marking the address of the property.

### **ZPAC**

ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent.

### **RPC**

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on May 25, 2022 and voted to recommend approval of the proposal with an additional condition stating that no storage containers would be allowed on the subject property by a vote of seven (7) in favor and one (1) in opposition with one (1) member absent. The Commissioners felt that the property would be residential at some point and they did not see a difference between the proposed use and other farming uses. There was discussion of using the property as a hog farm at this meeting.

### **ZBA**

The Kendall County Zoning Board of Appeals held a public hearing on May 31, 2022.

The Findings of Fact were as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and landscaping plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation. Member Vickery dissented with this Finding.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not***



**negatively impact the adjacent land uses. Chairman Mohr and Member Vickery dissented with this Finding.**

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If the Illinois Department of Transportation approves the access, ingress and egress should not be an issue. Utilities will need to be extended and/or installed on the property. Member Vickery dissented with this Finding.*

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. No variances are required. Member Vickery dissented with this Finding.*

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents”. Also, the Kendall County Future Land Use Map and the Village of Shorewood’s Future Land Use Map call for commercial uses near the intersection of Route 52 and Arbeiter Road. Chairman Mohr and Member Vickery dissented with this Finding.*

The Kendall County Zoning Board of Appeals voted four (4) in favor and zero (0) in opposition with three (3) absent to amend condition 25 to not allow semi-trailers to be parked on subject the property.

The consensus of the Kendall County Zoning Board of Appeals was not to change the site plan, landscaping plan, and tree counts to have the trees placed along the landscape business area only instead of the perimeter of the property.

The Kendall County Zoning Board of Appeals voted three (3) in favor and (1) in opposition to the request with three (3) members absent. State law requires the concurrent vote of four (4) members to recommend approval. Therefore, the recommendation was denial. Chairman Mohr voted no because of the concerns raised by the neighbors related to the view of area. He was also concerned about loss of property values. He believed the subject property would eventually be houses.

**RECOMMENDATION:**

Staff recommended approval of the special use permit for a landscaping business subject to the conditions and restrictions previously listed.

**OBJECTIONS OF NEIGHBORS**

Several of the neighbors expressed the following concerns regarding the proposed special use permit:

1. Concerns about noise and lack of noise abatement plan.
2. The mulch dyeing process might jeopardize local wells, waterways, and wetlands,
3. The use of Arbeiter Road to access the property; houses presently exist on both side of the access.
4. Concerns about container parking.
5. The proximity of the proposed use to existing homes. The area is residential.
6. Incompatibility of the proposed use with the surrounding area. The proposed use is more consistent with a manufacturing use, not agricultural or residential use.
7. The property would be better suited to be houses or a park.

8. Loss of property values.
9. The aesthetics and appearance of the neighborhood would be negatively impacted.
10. Concerns about burning on the property.
11. LESA Score of 210. The property would be better suited to farming.
12. Concerns regarding the soils to support septic systems.
13. Concerns about odors from the mulch.
14. Concerns about fires.
15. Concerns about the County enforcing the conditions of the special use permit.
16. Impact of the driveway on the pipelines.

**SITE INFORMATION**

PETITIONERS: Mark Fecht on Behalf of Fecht Brothers, Inc. (Property Owner)  
Jeremy and Samantha Dippold on Behalf of Best Budget Tree, LLC  
(Contract Purchaser)

ADDRESS: None Assigned (Across Route 52 from 2190 and 2200 Route 52, Minooka)

LOCATION: Approximately 0.1 Miles West of Arbeiter Road on the North Side of Route 52



TOWNSHIP: Seward

PARCEL #: 09-15-200-003

LOT SIZE: 48.3 +/- Acres

EXISTING LAND USE: Agricultural

ZONING: A-1

LRMP:	Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Residential and Commercial (Shorewood)
	Roads	Route 52 is a State maintained Arterial.
	Trails	Joliet has a trail planned along Route 52, but Joliet does not want a right-of-way dedication at this time.
	Floodplain/Wetlands	There are no floodplains on the property. There is a wetland near the northwest corner of the property.

REQUESTED ACTION: Special Use Permit for a Landscaping Business

APPLICABLE REGULATIONS: Section 7:01.D.30 – A-1 Special Uses  
Section 13:08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 Du/Acre) (County)  Residential (Joliet)	A-1
South	Agricultural/Single-Family Residential	A-1	Rural Residential and Commercial (County)  Residential and Commercial (Shorewood)	A-1
East	Agricultural/Single Family-Residential	A-1 and R-3	Suburban Residential (Max 1.00 Du/Acre) (County)  Residential and Commercial (Shorewood)	A-1 and R-3
West	Agricultural	A-1	Rural Residential (County)  Residential	A-1, A-1 SU, and R-1

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

## **PHYSICAL DATA**

### **ENDANGERED SPECIES REPORT**

EcoCAT Report was submitted on April 15, 2022, and indicated the following protected resources:

Aux Sable Creek INAI Site  
Greater Redhorse (*Moxostoma valenciennesi*)

The Illinois Department of Conservation determined that negative impacts were unlikely and consultation was terminated on April 18, 2022.

### **NATURAL RESOURCES INVENTORY**

The LESA Score was 210 indicating a medium level of protection.

## **BUSINESS OPERATIONS**

According to the business plan, the business currently operates two (2) four (4) employee crews in April through October and one (1) four (4) employee crew in November through March. The Petitioners plan to hire four (4) additional employees, if business increases. Employees arrive at the property at approximately 7:30 a.m., go to work sites, and return to the property between 3:30 p.m. and 4:00 p.m. Employees unload equipment and materials and leave between 4:30 p.m. and 5:00 p.m. The business operates on Monday through Fridays with an occasional Saturday.

Business equipment presently consists of two (2) bucket trucks, two (2) wood chippers, two (2) one (1) ton pickup trucks, two (2) utility trailers, two (2) spare pick-up trucks, and one (1) wheel leader tractor. When not in operation, the Petitioners plan to house vehicles and equipment inside the proposed approximately nine thousand six hundred (9,600) square foot building. Mulch and firewood piles would be placed on the gravel area as shown on the site plan and landscaping plan and would be piled a maximum twelve feet (12') in height. The Petitioners do not plan to store stone, brick, or rock at the property. Per the site plan, the gravel area is approximately ten point five (10.5) acres in size. If there is a motor vehicle or equipment related leak, the impacted gravel will be removed and replaced with clean gravel.

No retail services will be available at the property and retail customers will not be invited onto the property.

If approved, the Petitioners plan to start operations as quickly as possible.

## **BUILDINGS AND BUILDING CODES**

One (1) approximately nine thousand six hundred (9,600) square foot building is proposed for the site in the location depicted on the site plan and landscaping plan. The building will look substantially like the rendering provided. The walls will be approximately sixteen feet (16') feet tall and the doors will be fourteen feet (14') in height. The peak of the building will be a maximum twenty-four feet (24').

Any structures related to the landscaping business would be required to obtain applicable building permits.

## **ENVIRONMENTAL HEALTH**

No well or septic system presently exists on the property. No other utilities are located on the property.

One (1) ten foot by ten foot (10' X 10') dumpster enclosure was shown on the site plan and landscaping plan east of the vehicle parking area.

## **STORMWATER**

The property drains to the south.

There is one (1) wetland located near the northwest corner of the property.

The site plan and landscaping plan show a proposed seventy-three thousand, nine hundred eighty-four (73,984) square foot wet bottom pond. At the deepest point, the pond will be sixteen feet (16') deep. The stormwater plan information was submitted.

WBK Engineering submitted comments on the proposal.

### **ACCESS**

Per the site plan and landscaping plan, the Petitioners plan to install one (1) thirty foot (30') wide gravel driveway. The driveway will be approximately forty-eight feet (48') from the western property line.

### **PARKING AND INTERNAL TRAFFIC CIRCULATION**

According to site plan and landscaping plan, the Petitioners plan to install two (2) parking areas. One (1) parking area is planned south of the building and the other parking area is planned west of the building. The total number of parking spaces is twenty-one (21) including one (1) handicapped accessible parking space.

### **LIGHTING**

No existing lighting is located on the property.

At the time of the ZPAC meeting and Seward Township Planning Commission meeting, the Petitioners had not submitted a lighting plan. The lighting plan shows one (1) free standing light near the south parking lot and six (6) lights on the building. Based on the photometrics provided, no light would cross the property lines.

Per Section 11:02.F.12.e, of the Kendall County Zoning Ordinance, the maximum height for the freestanding light is twenty feet (20').

### **SIGNAGE**

According to the site plan and landscaping plan, one (1) non-illuminated sign is proposed between the gravel driveway and the western property line. No information was provided regarding sign dimensions or height. Per Section 12:08.A. of the Kendall County Zoning Ordinance, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

### **SECURITY**

No security information was provided.

### **LANDSCAPING**

The landscaping plan shows one hundred fifty (150) white pines along the perimeter of the property. The white pines will be three (3') feet at the time of planting and will grow to between fifty feet (50') and eighty feet (80'). Ten (10) deciduous trees are planned along the perimeter of the pond. The trees will be one and one half inches (1.5") at the time of planting. The landscaping plan also calls for a seed mix of Kentucky blue grass and turf type perennial grass around the pond and along the gravel driveway. Vegetation will be installed after the gravel and pond are installed.

The portion of the property not used for storage, building, driveway, or the pond will remain farmed. Most of the property will be farmed in 2022, which will delay the installation of the landscaping until 2023.

### **NOISE CONTROL**

No information was provided regarding noise control.

### **ODORS**

No new odors are foreseen by the proposed use.

### **RELATION TO OTHER SPECIAL USES**

If approved, this would be the nineteenth (19<sup>th</sup>) special use permit for a landscaping business in unincorporated Kendall County.

Petition information can be found at:

<https://www.kendallcountyil.gov/home/showpublisheddocument/23918/637892347201470000>.

**ATTACHMENTS**

1. Site Plan
2. Landscaping Plan
3. Stormwater Plans
4. Building Renderings



**SITE DATA:**

Total Site Area: 48.59 ac.  
 Current Zoning: A1  
 Proposed Zoning: A1-SU  
 Current Land Use: Agriculture  
 Proposed Land Use: Improved Agricultural

**PARKING:**

Provided Parking Stalls: 21 stalls  
 Required Parking Stalls: 20 stalls  
 Provided Handicap Stalls: 1 stalls  
 Required Handicap Stalls: 1 stalls

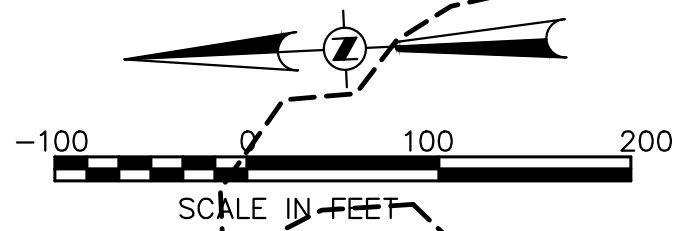
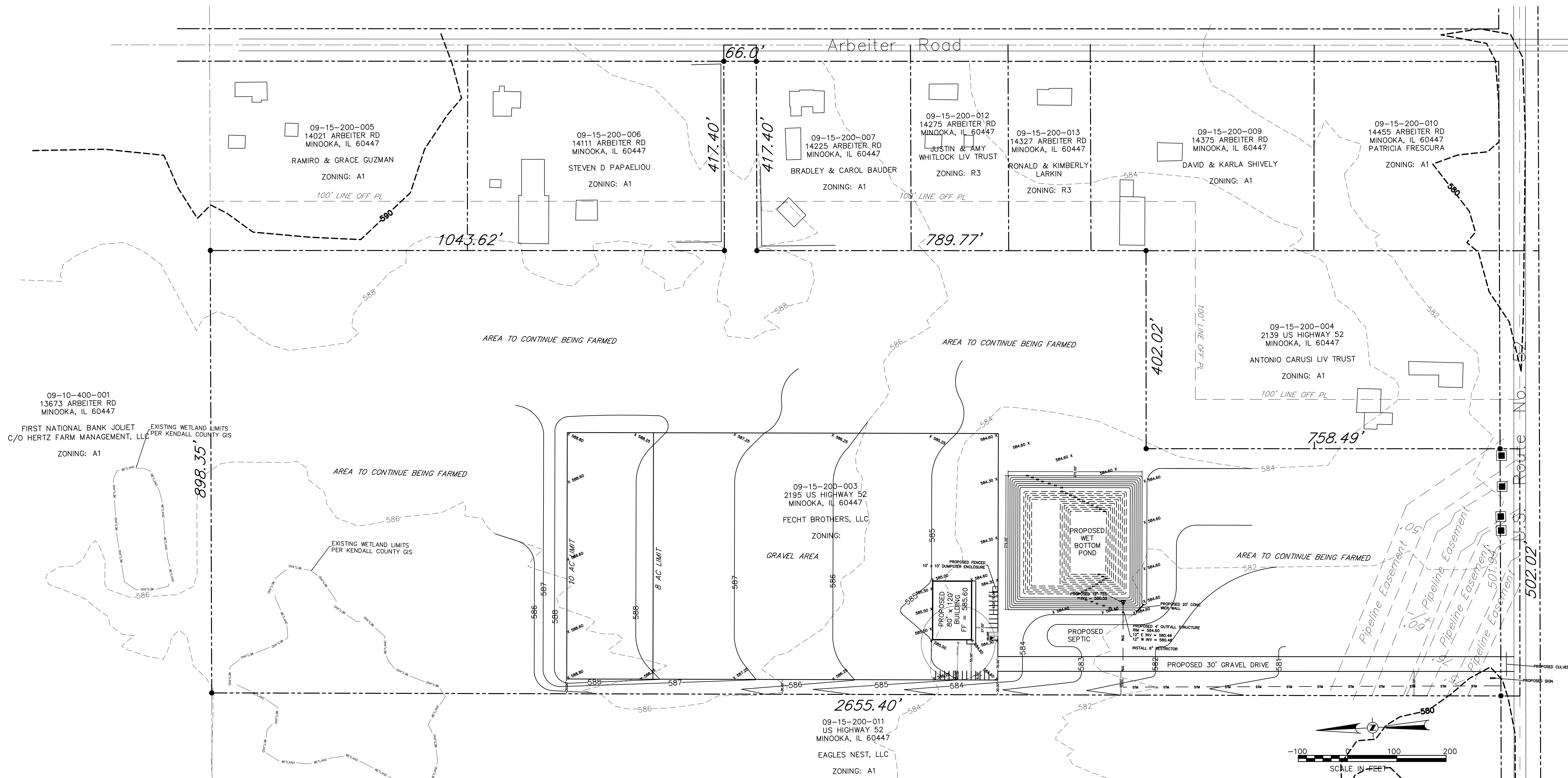
**IMPERVIOUS AREA TABLE:**

Total Site Area: 48.59 ac.  
 2,116,580 sf

Existing Impervious: 0 s.f.  
 Existing Landscape: 2,116,580 s.f.

Proposed Building: 10,704 s.f.  
 Proposed Gravel: 457,781 s.f.  
 Total Impervious: 468,485 s.f.  
 Total Landscape: 1,648,095 s.f.

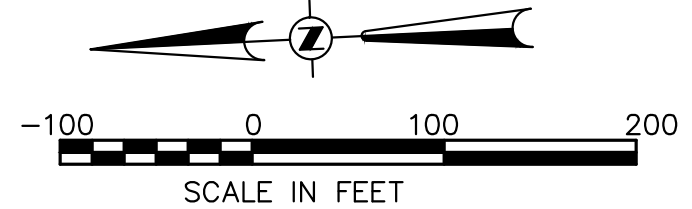
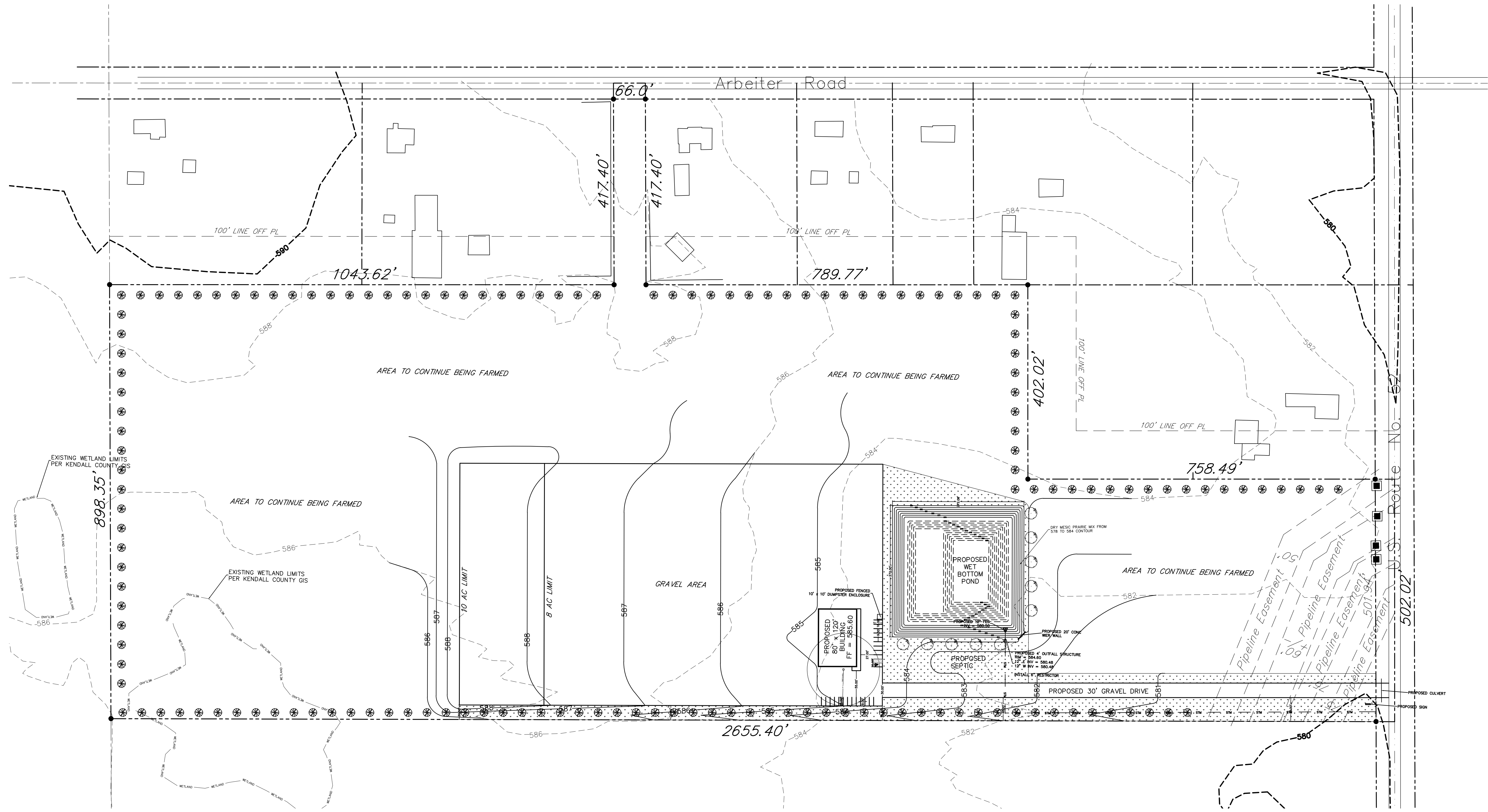
Percent Impervious Coverage: 22.1%  
 Percent Landscape Coverage: 77.9%



NO.	DATE	NOTES



LANDSCAPE PLAN FOR BEST BUDGET TREE



<p>TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 • TEBRUGGEENGINEERING.COM</p>	NO.	DATE	NOTES

PREPARED FOR:  
**BEST BUDGET TREE SERVICE**  
 22419 W RENWICK RD, PLAINFIELD, IL

**BEST BUDGET TREE SITE PLAN**  
**LANDSCAPE PLAN**

PROJECT NO.	22 424 02	SHEET NO.	<b>1</b>
SCALE:	1" = 100'	OF 1 SHEET	
DATE:	APRIL 14, 2022		



**LANDSCAPE NOTES**

**PART 1 - GENERAL**

**1.01 DESCRIPTION**

- A. PROVIDE TURF, TREES, SHRUBS, AND GROUND COVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION
  2. FERTILIZATION
  3. SEEDING
  4. TREES, SHRUBS, AND GROUND COVERS
  5. MULCH AND PLANT ACCESSORIES
  6. MAINTENANCE AND GUARANTEE
  7. CLEANING UP WORK AREAS

**1.02 QUALITY ASSURANCE**

- A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.  
 B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL.  
 C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.  
 D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.  
 E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

**1.03 SUBMITTALS**

- A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES.  
 B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.  
 C. MULCH  
 D. STRAW BLANKET

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. SEED: DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.  
 B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.  
 C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.  
 D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL: THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEEL-IN PLANTINGS REGULARLY.  
 E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

**1.05 PROJECT CONDITIONS**

- A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.  
 B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING.  
 C. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.  
 D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING - APRIL 1ST TO MAY 31ST  
 FALL - AUGUST 15TH TO SEPTEMBER 30TH

**1.06 GUARANTEE**

- A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.  
 B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.  
 C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.  
 D. GUARANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUND COVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

- A. SEED/SOD FERTILIZER:  
 1. GRANULAR, 10-10-10. ALL PURPOSE AT A RATE OF 1LBS N-P-K PER 1,000 S.F.  
 B. PLANT FERTILIZER:  
 1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10-10-10.  
 C. SEED:  
 1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS.  
 2. BLEND: PERCENT BY WEIGHT:  
 FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)  
 2 - NAMED KENTUCKY BLUE GRASSES 50%  
 2 - NAMED TURF TYPE PERENNIAL GRASSES 50%  
 3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE.  
 D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS (PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL DEVELOPMENT FORM.  
 1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".  
 2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.  
 3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.  
 4. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.  
 5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.  
 5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

**PART 3 - EXECUTION**

**3.01 INSPECTION**

- A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

**3.02 PREPARATION**

- A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.  
 B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.  
 C. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.  
 D. TIME OF PLANTING:  
 1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS  
 2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE-DIG AND HEAL UNTIL SITE IS READY.  
 E. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.  
 F. ROTOTILL ALL GROUND COVER BEDS.  
 G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

**3.03 SEED INSTALLATION**

- A. TURF AREAS:  
 1. SEED IMMEDIATELY AFTER PREPARATION OF BED.  
 2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.  
 3. SOW SEED AT 300 LBS. PER ACRE.  
 3.a. CONVENTIONAL SEEDING:  
 3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.  
 3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED.  
 4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND FASTEN IN PLACE PER MANUFACTURER'S RECOMMENDATIONS.

**3.04 PLANT INSTALLATION**

- A. TREES AND SHRUBS:  
 1. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.  
 2. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.  
 3. MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL.  
 B. GROUND COVERS:  
 1. WHERE GROUND COVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL. INCORPORATE COMMERCIAL 10-10-10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE YARD.  
 C. MULCHING:  
 1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.  
 D. WRAPPING:  
 1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.  
 2. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

**E. PRUNING:**

1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY 1/4 OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

**3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE**

- A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.  
 B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.  
 1. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.  
 2. NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN AREAS REQUESTED TO BE INSPECTED.  
 C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.  
 D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.  
 E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

**3.06 CLEANING**

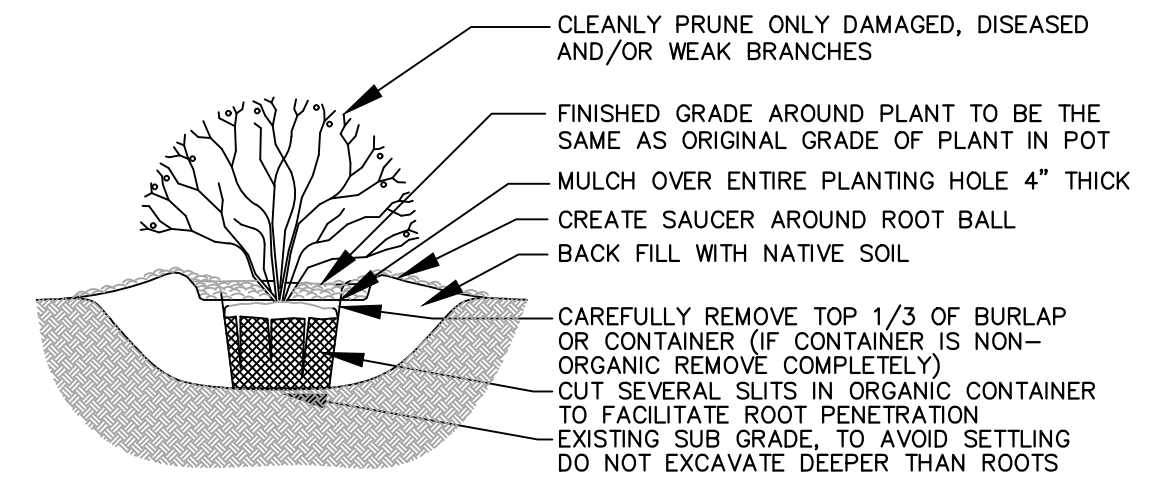
- A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

**4.01 MISC. NOTES**

- A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.  
 B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.  
 C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.  
 D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDDED.

**PROPOSED LANDSCAPING MATERIAL**

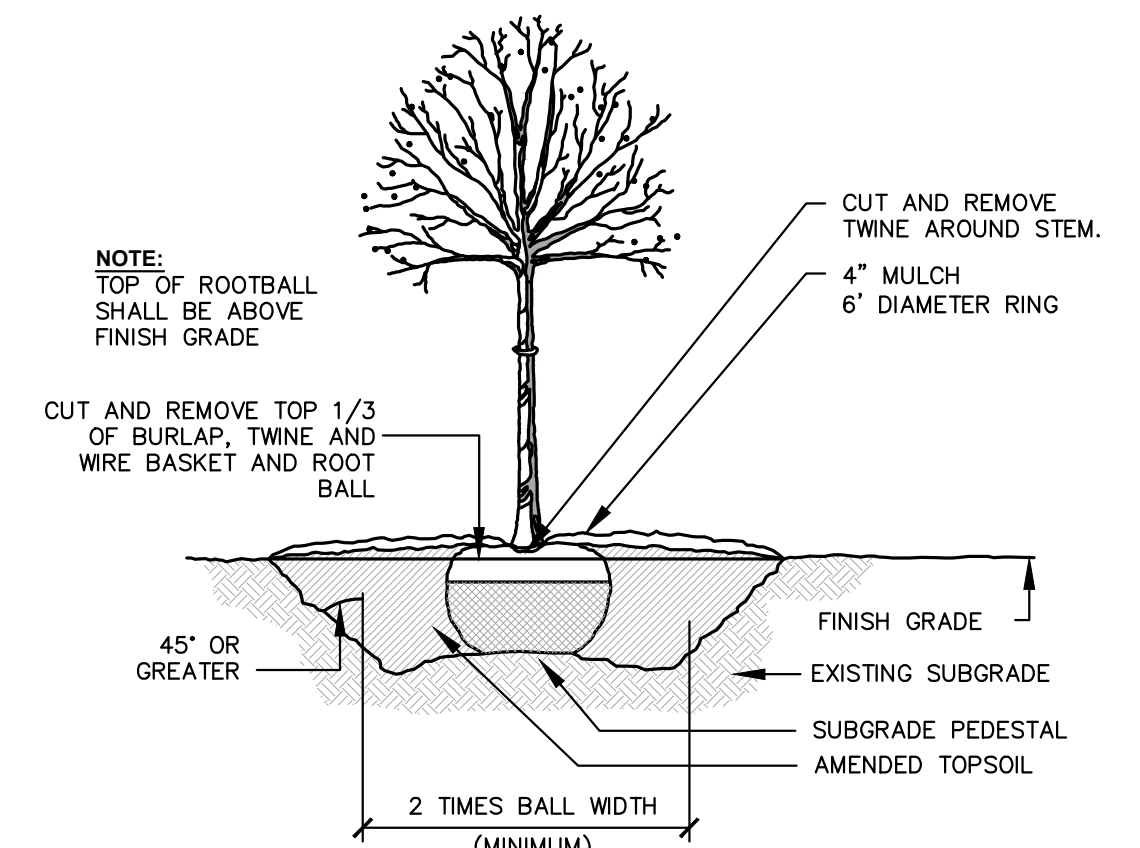
CODE:	DESCRIPTION:	UNIT OF MEASURE	QTY
<b>EVERGREEN TREES</b>			
3	WHITE PINES PINUS STROBUS	3'	150
<b>DECIDUOUS TREES</b>			
10	LIND LITTLE LEAF LINDEN TILIA CORDATA	1 1/2"	10
<b>TURF</b>			
	CLASS 1 IDOT SEED MIX -	ALL DISTURBED AREA THAT ARE NOT MULCHED OR FARMED SHALL BE SEEDDED	



**NOTES:**

1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

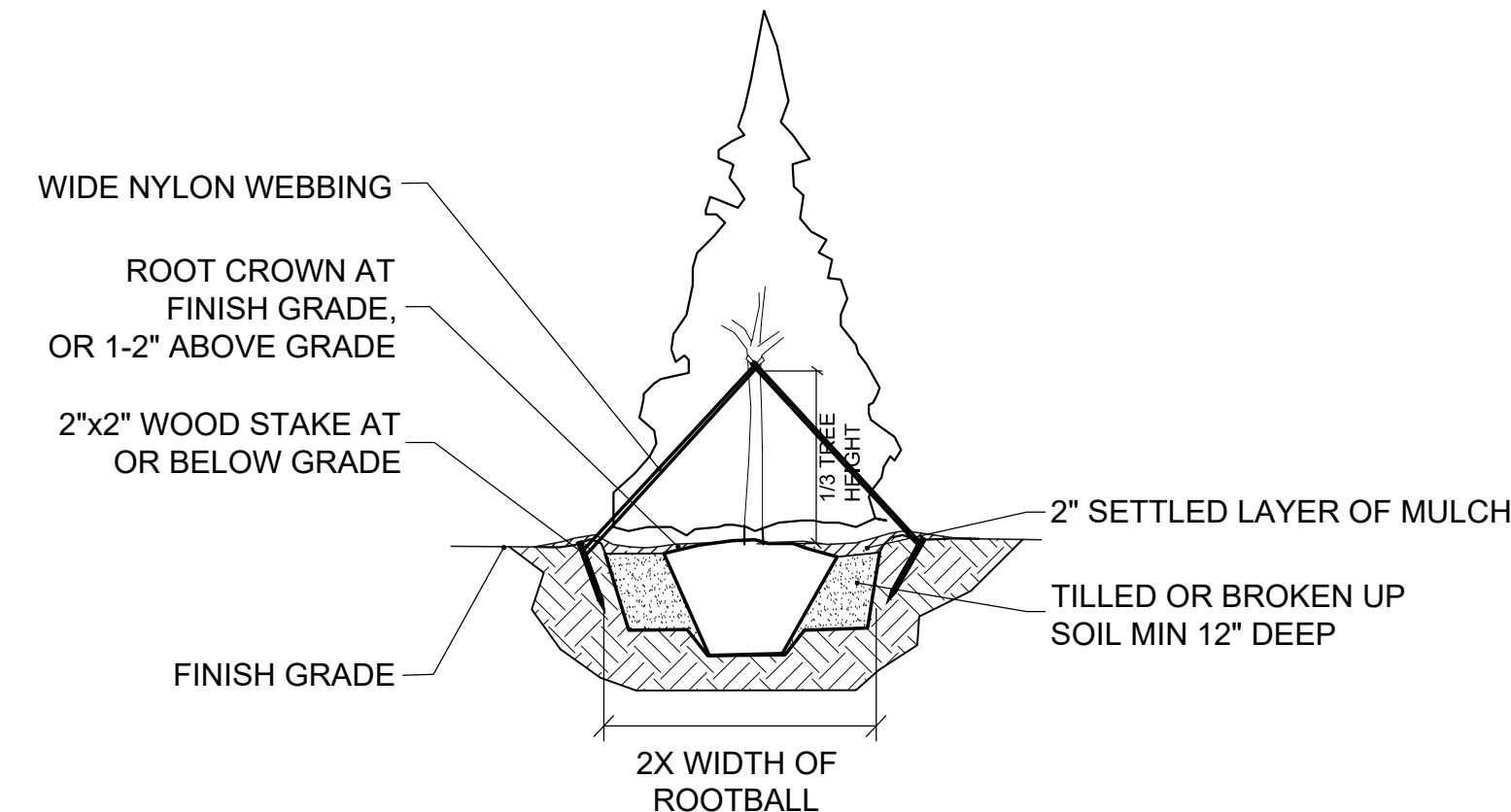
**SHRUB DETAIL - CONTAINER OR B&B**



**TREE DETAIL**

N.T.S.

DETENTION POND SHALL HAVE 6" OF PULVERIZED TOPSOIL AND INSTALL DRY MESC PRAIRIE MIX & EROSION CONTROL BLANKET UP TO THE HIGH WATER LINE



**EVERGREEN TREE PLANTING**

NOT TO SCALE

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

NATIVE ECOSYSTEMS	
MESC TO DRY PRAIRIE WITH FLOWERS MIXTURE	
Temporary Cover	lbs. per acre
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual ry)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (Gale bluestem)	3.0
Bouteloua curtipendula (side oat grass)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (Indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Aster sp. (new england aster)	0.125
Aster sp. (sky-blue aster)	0.063
Asclepias speciosa (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex crinita (fringed sedge)	0.062
Carex bicknellii (prairie sedge)	0.062
Carex annectens (yellow fruited sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Hidropsis radicata (swamp sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris scarpis (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Perithaemum integrifolium (wild quinine)	0.063
Prechtanthes purpurascens (purple prairie clover)	0.063
Ranuncula penstemon (yellow cowflower)	0.310
Rudbeckia hirta (black-eyed susan)	0.6
Rudbeckia subtomentosa (sweet black-eyed susan)	0.125
Silphium laciniatum (rattlesnake)	0.188
Silphium laciniatum (rattlesnake plant)	0.063
Silphium laciniatum (prairie dock)	0.063
Solidago rigida (stiff goldenrod)	0.063
Solidago ulmifolia (stiff goldenrod)	0.063
Veronica stricta (hoary veran)	0.063
Yernonia fasciculata (ironweed)	0.180
Annual & short lived perennial flowers (optional)	3.0
<b>MIXTURE TOTAL</b>	<b>56.8 lbs.</b>

Note: Due to ingredient product availability, substitution may be necessary. Please keep in mind we will use equivalent to or better than callouts.

MARTENSON TURF PRODUCTS, INC. 800-833-2290

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

NO.	DATE	NOTES

PREPARED FOR:  
**BEST BUDGET TREE SERVICE**  
 22419 W RENWICK RD, PLAINFIELD, IL

**BEST BUDGET TREE SITE PLAN**  
**LANDSCAPE DETAILS**

PROJECT NO.	22 424 02	SHEET NO.	2
SCALE:	NTS		
DATE:	APRIL 14, 2022		



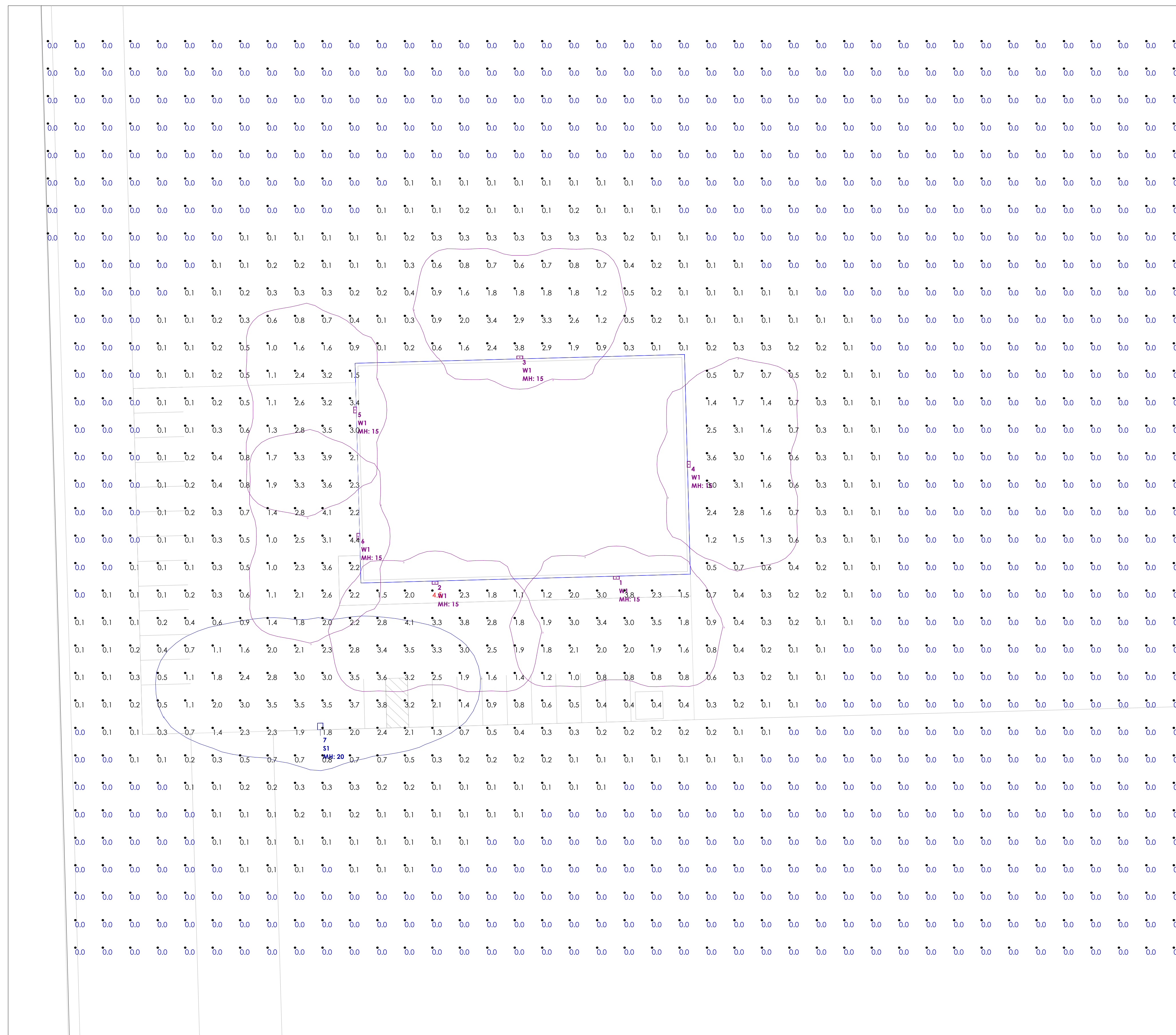


REVISIONS	NO.	DATE	NOTES

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	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description	
	1	S1	Single	12010	12010	87.9	87.9	0.900	HUBBELL OUTDOOR	RAR1-160L-100-4K7-3-UNV-AX-X	
	6	W1	Single	7558	7558	82.8	82.8	0.900	HUBBELL OUTDOOR	LNC3-24L4K-105-4-U-X	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description	
SITE Planar	Illuminance	Fc	0.34	4.5	0.0	N.A.	N.A.	READINGS @ GRADE	
PARKING AREAS	Illuminance	Fc	1.73	4.4	0.1	44.00	17.30	READINGS @ GRADE	

Luminaire Location Summary				
LumNo	Label	Mtg Ht	Orient	Tilt
1	LNC3-24L4K-105-4	15	270	0
2	LNC3-24L4K-105-4	15	270	0
3	LNC3-24L4K-105-4	15	90	0
4	LNC3-24L4K-105-4	15	0	0
5	LNC3-24L4K-105-4	15	180	0
6	LNC3-24L4K-105-4	15	180	0
7	RAR1-160L-100-4K7-3	20	91	0



PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	

SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Scale: 1 inch= 20 Ft.



PROJECT NAME: BEST BUDGET TREE SERVICE, 22419 W RENWICK RD, PLAINFIELD, IL

CLIENT NAME: TEBRUGGE ENGINEERING

DRAWN BY: Joeli Collins  
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1	2	3
REVISIONS		

PROJECT NAME:

Date: 5/11/2022

Page 1 of 1