

# 1. Description of Proposed Use

The applicant is requesting a permanent Special Use approval within the F-2 Agricultural Related District to establish a dual-component Agribusiness and Rural Hardscape/Structural Support Logistics Hub.

- **Principal Horticultural Use:** A 5.5-acre organic wholesale tree nursery cultivating native shade trees and conifers.
- **Allied Permanent Accessory Use:** The permanent utilization of an existing 13,600-square-foot steel barn structure as the primary indoor equipment storage, fleet vehicle parking, and dispatch base for a **Concrete Flatwork & Concrete Agricultural Structural Support Fleet**.

Operations for the wholesale nursery are seasonal (Spring through Fall). The contracting service operates regionally to install residential landscape flatwork (such as driveways, sidewalks and patios). The service also constructs and pours local residential buildings, barn foundations, and interior barn concrete floors

## 2. Relationship to the F-2 District

The proposed operations fit permanently within the purpose and intent of the F-2 District, which accommodates sales, services, and marketing activities that are closely allied to the agricultural, horticultural, and rural development industries under **Section 25-8-3-2**.

- **Principal Horticultural Production (Subsection D - Horticultural Services):** The 5.5-acre wholesale tree nursery is a direct application of Subsection D. The on-site cultivation of native oaks, maples, and conifers satisfies the principal agricultural requirement of the property, bringing vacant land back into active horticultural production and serving regional environmental and development needs.
- **Regional Flatwork Infrastructure (Subsection D - Horticultural Services & Land Development):** Kane County recognizes that concrete flatwork—specifically the installation of residential driveways, sidewalks, and patios—functions as a necessary stabilization and hardscape component of regional landscape engineering. By classifying flatwork within the scope of comprehensive regional land and landscape development, these services qualify as an allied regional service under Subsection D, allowing the operator to maintain year-round financial viability.
- **Agricultural Structural Support & Farm Construction (Subsection I - Farm Equipment & Infrastructure Support):** Under Subsection I, modern commercial farming operations rely heavily on engineered, structural concrete to support heavy machinery, secure agricultural implements, and maintain safe livestock facilities. The fleet's specific capacity to pour interior barn floors, reinforce foundations, and install heavy equipment pads directly serves the active, immediate infrastructure needs of the local farming community.

- **Land Use Alignment:** Centralizing this unified tree nursery, concrete flatwork, and agricultural structural support fleet on a rural parcel less than a quarter-mile from the Route 47 transit corridor allows an essential rural service provider to remain positioned directly within its primary client base. This location ensures that fleet vehicles hit a major commercial transit corridor immediately, completely bypassing local residential secondary roads and preventing structural wear on local infrastructure, all without encroaching on prime tillable soils.

### 3. Existing Site Conditions

The subject 10-acre property is currently vacant, having historically been utilized as a cattle farm. The property has devolved into an overgrown, unmanaged grassland. The site features substantial, underutilized agricultural infrastructure consisting of four main structures:

- **Structure A:** A 13,600-square-foot steel barn (Proposed for indoor landscape flatwork and barn-building fleet storage)
- **Structure B:** A 5,000-square-foot barn (Proposed for tree farm equipment and staging)
- **Structure C:** An 11,200-square-foot barn building (Reserved for future nursery storage)
- **Structure D:** A 1,400-square-foot, two-story farmhouse, will be unused for business purposes

Access is fully established via an existing gravel driveway capable of handling heavy utility vehicles. The site includes a private septic system and a well (shared with the vacant parcel immediately to the East). Preliminary drainage pathways have been reviewed in coordination with county staff (Anne Wilford).

### 4. Proposed Site Improvements

No new buildings, additions, or major structural expansions are proposed. Minor cosmetic maintenance and stabilization will be performed on the existing barns to ensure proper upkeep and preservation.

- **Parking & Operational Layout:** All vehicle parking, equipment staging, structural tools, and mechanical storage will occur **100% indoors** within the 13,600-square-foot and 5,000-square-foot barns.
- **Land Conversion:** The primary physical alteration to the land will be the conversion of the 5.5 acres of overgrown pasture into cultivated nursery rows via bushhogging, shallow tilling, and laying down landscape fabric.
- **Drainage Enhancement:** The applicant plans to enhance the existing drainage system by adding infrastructure to collect roof runoff from the extensive barn structures, diverting it directly into an automated irrigation system for the tree rows.

### 5. Operational Information

- **Hours of Operation:** On-site nursery operations occur during daylight hours (typically 5 days a week). The contracting service fleet deploys early in the morning and returns in the late afternoon.
- **Personnel:** The facility serves as a central dispatch point for the landowner and 1–2 seasonal nursery technicians.
- **Traffic & Fleet Footprint:** Due to the regional scale of the hardscape, barn repair, and flatwork operations, the 13,600-square-foot steel barn will house the service trucks and utility trailers.
  - *Daily Traffic Profile:* Fleet movement is limited to crew vehicles exiting the property in the morning (approx. 7:00 AM) to head to off-site regional job sites, and returning to park inside the barn at the end of the workday (approx. 4:30 PM).
  - *Nursery Deliveries:* During the spring/fall harvest, outbound wholesale tree deliveries will occur 1–2 times per week. No daily retail customer traffic will occur on-site.
- **Equipment Used On-Site:** A lawnmower, small utility tractor, and a standard tree-spade loader (used temporarily during harvest season). All tree farm machinery will be stored inside the 5,000-square-foot barn.
- **Material Stored On-Site:** There will be little to no extra material stored on site as the farm will be organic and mostly self-sustainable

## 6. Food Service and Food Preparation

There is no food service, commercial kitchen, food preparation, or temporary food vendor activity proposed for this property.

## 7. Alcohol Sales or Service

There is no alcohol sales, alcohol service, brewery, winery, distillery, or tasting room activity proposed for this property.

## 8. Water Supply and Wastewater Disposal

The property utilizes a private well (shared with the adjacent vacant parcel to the East) and an independent septic system, which has been verified to be in good operational standing by Black Gold Septic. No upgrades or expansions to these systems are required.

### Sustainability & Water Conservation Initiative

To eliminate excessive groundwater draw or strain on the shared well, the primary irrigation system for the 5.5-acre tree farm will utilize a custom rainwater catchment system. This system is designed to harvest storm runoff from the expansive roofs of the on-site barns. The private

well will only be utilized as a secondary backup during extreme drought conditions. No industrial wastewater, chemicals, or flatwork processing runoff will be generated on-site.

## 9. Storage and Accessory Uses

All vehicles, utility trailers, tools, and machinery—for both the tree farm and the regional contracting services—will be contained **100% indoors** on the impermeable concrete floors of the existing barns.

- **Accessory Use Storage (Service Fleet):** The 13,600-square-foot steel barn will house the service trucks, utility trailers, concrete forms, and structural framing tools
- **Principal Use Storage (Tree Nursery):** The 5,000-square-foot barn will house nursery tractors, landscape fabric, and hand tools.

There will be no outdoor stockpiles of gravel, sand, timber, forms, or construction debris. However, there will be a organic black dirt pile. Furthermore, because the nursery operates organically, the site will not store mass commercial pesticides or synthetic fertilizers, drastically minimizing environmental storage risks compared to conventional agricultural operations.

## 10. Agricultural Operations

- **Acreage Cultivated:** 5.5 tillable acres out of the 10-acre parcel.
- **Crops:** Oak trees, Maple trees, and Conifers.
- **Cultivation Method:** Low-impact, highly sustainable practices. Following an initial one-time shallow till, seedlings are hand-planted through a heavy-duty landscape fabric weed barrier. This method eliminates the need for ongoing heavy tilling, minimizes soil erosion, and suppresses weeds naturally without the use of chemical herbicides or fertilizers.
- **Production Volume:** The farm will maintain a standing inventory of approximately 3,000 trees. Operating on an 8-to-9-year growth rotation, expected harvest yields will be 275–350 mature trees per year, sold wholesale directly to regional landscapers and developers.

## 11. Environmental and Compatibility Considerations

- **Runoff & Waste:** Permeable soil profiles combined with the proposed rainwater harvesting system completely mitigate stormwater concerns. A commercial waste management service will handle standard property refuse.
- **Nuisance Mitigation:** Because all mechanical maintenance, staging, and vehicle parking are kept strictly indoors, dust, odor, glare, and noise impacts on neighboring properties will be negligible. **No raw concrete mixing, batch plant manufacturing, or truck chute washouts will ever occur on-site.**
- **Compatibility:** The site is highly rural and perfectly compatible with surrounding agricultural zoning. Its location just a quarter-mile from Route 47 ensures that fleet

vehicles hit a major commercial transit corridor immediately, completely bypassing local residential secondary roads.

## **12. Future Expansion Plans**

There are no plans for future structural expansions, additional buildings, or increases in operational scale beyond what is outlined in this document. The long-term objective is to maintain the stable, permanent status quo of the integrated tree nursery and regional concrete support dispatch hub as detailed.