

SureGreen Landscape Supply & Firewood Unlimited

F-2 Zoning District Special Use Permit: Project Narrative

Property: 39W330 Big Timber Rd. Elgin, IL 60124

1. Description of Proposed Use

- SureGreen Landscape Supply & Firewood Unlimited is a locally owned and operated landscape supply company specializing in mulch, firewood, topsoil, garden soil, sand and gravel for delivery and the recycling of natural wood materials into useful products such as mulch and firewood. The business accepts logs, brush, and tree chips primarily from local tree service companies and landscape contractors. SureGreen Landscape Supply & Firewood Unlimited would continue to lease five acres to local farmers to continue to be farmed.
- Accessory uses proposed would be the following: office space with employee breakroom, material storage in concrete bins, equipment storage, and a gate at driveway entrance.
- SureGreen Landscape Supply & Firewood Unlimited operates year round.
- We respectfully request approval of a Zoning Map Amendment to rezone the subject property from Agricultural (A-1) District to F-2 District, together with approval of a Special Use Permit to allow the operation of a small landscape supply business.

2. Relationship to the F-2 District

- SureGreen Landscape Supply & Firewood Unlimited operations fit within the purpose and intent of the F-2 District under Special Uses:
 - *C. Shelling, drying, baling and threshing of agricultural crops.*
 - *D. Horticultural Services.*
- SureGreen Landscape Supply & Firewood Unlimited's operations are closely allied to the agricultural industry in multiple ways: growing trees, shrubs, and flowers. Local farmers will continue to cultivate crops.
- The operations of the property would meet one or more Special Use categories. Specifically, *C. Shelling, drying, baling and threshing of agricultural crops*, and *D. Horticultural Services*.
- The operations of the property would fit one or more applicable land use definitions contained in Section 25 -3 -1 of the Kane County Zoning Ordinance. Specifically, *Agricultural Activities* (part of the property will continue to be leased by local farmer to produce crops), *Agricultural Product* (Firewood, mulch), and *Agriculture Product, Value Added* (Wood-seasoned firewood, mulch, trees and shrubs)
- Agricultural Products produced on site and acreage devoted to agricultural production:
 - Five acres of crops to be planted, cultivated, and farmed by local farmer.
 - Two acres to operate landscape materials supply and the processing of the natural wood into firewood and mulch.
- Products grown on site will be the following:

- Crops
- Trees
- Shrubs
- Flowers
- The proposed operation is intended to function as a small, locally focused landscape supply and horticulture business. Production of mulch and firewood will be based on customer demand and the availability of natural materials received through normal business operations. Nursery production will focus on growing trees, shrubs and eventually flowers for landscape installation projects. The operation is not intended to function as a regional processing or manufacturing facility but rather as a small business serving Kane County and surrounding communities.
- Agricultural activities that relate to any processing, storage, sales, warehousing, or other business operations occurring onsite are:
 - Natural wood will be processed into firewood and mulch. These products will be stored outside in concrete formed bins.
 - Logs, brush, and tree chips primarily from local tree service companies and landscape contractors will be accepted.
 - Materials are picked up or delivered.
 - All warehousing of materials will be kept outside.

3. Existing Site Conditions

- The property has a single family home 1800 sq ft. A two car detached garage and a 10 x 16 shed.
- The property is currently growing/ farming beans.
- The property is vacant.
- The property has 1 driveway entrance to the house/garage.
- The property has a drainage culvert, a well, and septic.

4. Proposed Site Improvements

- Future out building/barn 20x20.
- Remodeling existing house for office space.
- New wider driveway entrance that will allow for access to the back of property where operations would be performed. Building a wider driveway will allow for easier access.
- Parking and pick up by customers will be done in the designated parking and pick up.
- The outdoor storage will use concrete blocks to make bins to store materials. New wood fencing will be built to buffer the property from the street, along with new trees, bushes and landscape.

- There will be no new lighting plans for the property.
- There will be no sign.
- The site plan has engineered stormwater facilities for drainage.
- There is no irrigation system on property.

5. Operational information

- Hours and days of operation:
 - Monday - Friday 7:00 am - 4:00 pm
 - Saturday 7:00 am - 12:00 pm
 - Closed Holidays
- Suregreen has three full time employees and one part time employee.
- We average one to five customers/contractors visiting our yard on a normal operational day.
- Our two trucks will make daily deliveries of our materials with a frequency of anywhere from one to five deliveries a day for each of the two delivery trucks. Incoming truck traffic on a normal operational day could be anywhere from one to five visitors. Delivery traffic is time managed by scheduled times.
- Equipment and machinery used on site:
 - A wheel loader for loading and moving materials.
 - One skidsteer loader for handling logs and loading materials.
 - Two wood splitters for firewood processing.
 - Chainsaws are used for cutting logs and firewood
 - Tg 400 tubgrinder is used for grinding up logs, bushes, tree chips and processing it into mulch. This is not used daily.
- Materials will be stored onsite, outside, in concrete bins. Materials to be stored: firewood, mulch, topsoil, mushroom compost, garden soil, sand, gravel, logs and tree chips.
 - Indoor activities and daily tasks will be the following: taking customer phone orders, responding to emails, and other clerical duties such as scheduling deliveries both inbound and outbound.
 - Outdoor activities and daily tasks: A limited number of contractors bring us logs, brush, and tree chips. We sort those materials for processing. Logs are cut and split and sorted for firewood.
 - Trucks will be loaded daily for deliveries.
 - Seasonal: During the fall and winter seasons we mainly sell firewood. Other landscape materials are typically available during the spring, summer, and fall months.
 - The truck traffic reduces during the fall and winter due to climate. Many contractors are seasonal. Due to the climate, we are limited to the time we spend outside for firewood cutting, splitting, and processing.

6. Food Service and Food Preparation

- N/A There will be no food service or food preparation happening.

7. Alcohol Sales or Service

- N/A There will be no alcohol sales or service.

8. Water Supply and Wastewater Disposal

- The property has a private well and private septic and both will remain.
- There will be no commercial kitchen on site.
- There will be no public restrooms.
- Employee facilities have a bathroom with a sink for handwashing.
- There is no irrigation system.
- This will not be used as an event facility.
- There will be no food processing activities, no agricultural washing, or processing operations

9. Storage and Accessory Uses

- Outdoor parking for trucks and equipment.
- The contractor yard stores materials and equipment.
- Materials will only be housed outside.
- Concrete blocks will be used to create bins to store materials outside.
- There will be no chemicals on site.
- Fuel will be stored in approved tanks with a barrier around it.
- There will be no fertilizers stored on site.
- There will be mulch, soil, and aggregates stored in concrete bins.
- The principal agricultural operation is farming the land for crops.
- The agriculturally related uses are growing trees, bushes and flowers for landscape jobs.

10. Agricultural Operations

- Land is currently leased and would continue to lease to the same local farmer.
- There is an estimated five or more acres currently growing beans.
- The local farmer that leases the acres for farming handles the planting and harvesting with his own equipment.
- There is a plan for a small footprint of nursery stock, there is no livestock, but other agricultural products on site will be firewood and mulch.
- There is no irrigation system.
- The local farmer that handles the planting of crops is responsible for the cultivation and turning of soil with their own equipment.
- Unknown use of pesticides, fertilizer, or herbicides. The local farmer would handle this.

- Unknown production quantities. The local farmer handles this information.
- Unknown how products are sold. The local farmer handles all sales of crops grown.

11. Environmental and Compatibility Considerations

- The proposed site does have engineered plans addressing drainage and runoff.
- The yard will have a dedicated loading area and the daily necessary cleaning of the road way and a water hose to keep dust down.
- Daily control and monitoring of piles of materials and their sizes to keep odor down.
- The property has a natural tree line around it that will help as a noise buffer.
- There is no plan for any commercial lighting.
- There is a single driveway entrance to the property and it has a clear view of entering and exiting the property onto the street.
- There will be a private company hired for removal of waste.
- The plan shows some fencing, new trees, evergreen trees with landscape to screen and buffer the material yard.
- The improvement to the property along with incorporating landscape will make it compatible with the nearby neighbors and property owners. The property will continue to be farmed for crops. Neighbors and the community will notice a well cared for property that is clean and maintained by an owner who is very considerate of their surrounding areas and impact on the environment.

12. Future Expansion Plans

- Future out building/barn within the county permitted guidelines.
- There are no immediate plans for expanding current operations.
- Number of employees would increase with demand.
- Scheduled delivery times will be used to help control and maintain traffic both inbound and outbound of property.
- There are no immediate plans or need for expanding any additional outdoor storage.
- There is no agritourism activities or additional business components on property.