APPENDIX D

DANIEL LETTER REVISED PLANS

- Letter to Council pg. 1
- Revised Site Grading Plan pg. 6
- Revised Site Plan pg. 7
- Revised Landscape Plan pg. 8

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Daniel Law Office, P.C.

February 12, 2024

Via Electronic Mail

Hon. Haig Haleblian, Mayor
and Council Members
c/o Elizabeth Maxwell
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Re: NVA Properties of IL Sands Road Project
Revised Site Plan and Landscape Plan (Rezoning and PUD)
Request for Variations from Stormwater Ordinance

Dear Mayor Haleblian and Council Members:

The matter of the rezoning and planned unit development for NVA Properties of IL, LLC is before you on February 20, 2024. NVA was before the Planning & Zoning Commission on January 24, 2024. NVA now seeks the City Council's approval of the map amendment and the planned unit development. You will note that I am submitting with this correspondence the following items:

1. Alternate Site Plan Grading Exhibit prepared by Jacob & Hefner (February 1, 2024);
2. Alternate Site Plan prepared by Jacob & Hefner (February 1, 2024);
3. Revised Preliminary Landscape Plan prepared by Gary R. Weber & Associates (February 12, 2024);
4. Warehouse and Distribution Site Plan prepared by Jacob & Hefner (August 9, 2023); and
5. Alternate Site Plan Exhibit prepared by Jacob & Hefner (February 8, 2024).

Items 1-3 comprise a revised application plan set following the zoning hearing. This is addressed in the section immediately below. Item 4 is an August plan reflecting the possible development of the site as a warehouse and distribution facility under existing zoning. Item 5 is a plan indicating the possible development of the site with no zoning review or approval (no change in zoning and no planned development) for the use at issue.

The Revised Plan

Items 1-2 reflect the current set of drawings with a 120-foot open space area that includes substantial grading between the north lot line and the north edge of the improved area on NVA's property. The resulting elevations allow for a change in elevation of as much as 27 feet to create a hill upon which the trees and fencing will be placed as shown in Item 3. This will better screen

the residences north of NVA's property. The use will remain the same, only the north row of parking and storage spaces will be eliminated.

NVA submits the revised plan following the hearing and it believes it meets the standards for the reasons set forth in the project narrative and at hearing. The revisions are intended to satisfy the concerns of the members of the Planning & Zoning Commission as noted following the long zoning hearing.

Direct Council Action Items

NVA seeks a direct City Council variance under Section 595-30 of the Crystal Lake Stormwater Ordinance. The proposed site plan and preliminary engineering plan contemplate retaining walls that do not meet the requirements of the Crystal Lake Stormwater Ordinance sections §595-26.E.(4)(b)[5] and §595-26.E.(4)(e)[8]. Due to existing changes in elevation of up to 50 feet across the existing site, as well as existing steep slopes of up to 1:1 to 2:1 in portions of the site, the retaining walls are necessary within the detention basin and infiltration basin to provide relatively flat pavement areas for purposes of development while also providing the required storage volumes within the basins.

Failure to grant the variance would result in an unreasonable hardship. The site merits development, but preparing it for use requires planning for stormwater flow and retention/detention and best management practices at areas on the perimeter of the site which will be interconnected. Engaging in an alternative stormwater management design would result in unreasonable hardship by either (a) forcing a relocation of stormwater facilities to areas where they would not serve residents or (b) placing the facilities in areas that would unreasonably diminish the use of the property and also require easements and work on sites east of the property and south of the entrance driveway.

The variance is necessary due to unique and exceptional physical circumstances or a condition of a particular property. As noted, the site features massive changes in topography, with a fall of as many as 50 feet across the property and significant slopes of 1:1 or 2:1 in various locations. The variance also affords better screening and perimeter planning for the project amid an environment where elevations change significantly outside of the project site.

The variance is the minimum necessary to afford relief. NVA seeks this variation in only two general locations on the property, with proper seeding and planting. NVA does not seek a reduction in its burdens under the Stormwater Ordinance. In fact, the reduction of flow and improvements of flow involving lots to the north far exceed 80-85% compared to existing conditions. The system is fully capable of serving the development and no other relief is sought beyond the relief from the above two subsections in Section 595-26.E.(4).

The variance will not cause detriment to the public good, safety or welfare. The variance is a matter of design, and it does not have any off-site impacts. The site will still accept stormwater flow from other properties and convey it as required by the Stormwater Ordinance. The site still exceeds the requirements of the Stormwater Ordinance. The site substantially improves stormwater conditions in the area.

The variance will not cause an increase in the water surface profile within a floodway. There is no increase in the water surface profile in any relevant floodway. Water will be held then released in an appropriate fashion within the context of best overall drainage planning.

The variance will not cause an increase in the water surface profile upstream of the development site. As noted in the stormwater report, the upstream profiles improve with an overall increase in the efficiency of flow of stormwater from any upstream properties. There is no impacted water body and no increase in the base flood event.

The variance is not contrary to the spirit, purpose and intent of the Stormwater Ordinance. The design of the site in a fashion to achieve all objectives of the Stormwater Ordinance indicates that it meets its spirit, purpose and intent. The site still provides for all best management practices and will meet the standards for the watershed. While reducing sheet flow and erosion, the project will improve runoff onto the property. The project also retains and discharges this water along with water it stores for the new development.

The regulated development meets the minimum federal, state, and other local regulations, including those of IDNR/OWR and FEMA for participation in the NFIP. The stormwater report provides a complete recitation of local, state and federal compliance. The project meets these requirements with the exception of the design of the retaining walls.

NVA has considered the comments provided by Christopher B. Burke Engineering, Ltd., and it can meet all of CBBEL's suggestions. NVA has not inserted prior comments or input from staff or from CBBEL into the proposed findings above, but it respectfully submits that the current status of review of large-scale preliminary engineering indicates that the variances are merited.

Comparison of Potential Development Options

In August 2023, following a contested hearing, NVA considered a larger warehouse and distribution facility at the site. Item 4 in the materials is the August 9, 2023 plan for a large facility with substantial numbers of trucks operating on a more localized level. This plan can generally be accomplished without the map amendment and within the confines of the property, subject to a few adjustments pending staff interpretation, such as the use along the north line of the property. This plan would place a taller building closer to the north lot line than the proposed

plan and feature a use that does not involve as much over the road hauling as currently engaged in by NVA or planned by NVA in the future. This plan is not submitted as a threat of any kind, but NVA's witnesses uniformly testified that there are far more intrusive plans available under existing zoning regulations and that most of these plans would not require a distinct zoning approval.

Following my last correspondence to you, NVA also developed a plan that reflected the same building and reduced truck parking areas—all south of the M/M-L district boundary line. Some outdoor storage and all passenger parking would occur north of the M/M-L boundary line. The last plan in the packet that includes this letter is one that can be attained without zoning relief inasmuch as all uses and improvements are permitted or limited in their nature. This plan contemplates further future use of the M-L portion of the site as a future development site and, if NVA does not expand later, another facility could be proposed for the remainder of the M-L site with limited site modifications.

Conclusion

NVA has invested substantially in Crystal Lake. It is a valuable business that offers employment to residents of the City (more than any other) and to residents in the surrounding area. Its approximately thirty (30) on-site staff rely on location for convenience and, notably, all of them are from McHenry County. NVA intends to grow its onsite staff—as indicated by the larger facility and the increase in employee parking compared to its current location.

NVA also employs or contracts with professional truck drivers from the area. These numbers may fluctuate more, but NVA has always had a demand for work from truck drivers. Some implied that there would be truckers sleeping on site despite any evidence of this. However, NVA actually puts drivers needing accommodations up at local hotels, including the nearby Holiday Inn.

The project fits well in the existing industrial complex. The area has long been planned for uses such as that which NVA proposes. Additionally, there really is no surprise to the owners of land in the area that a use such as this could locate in the area.

Lastly, NVA asks that you consider the project as described. It is not a truck parking facility or a truck stop or a place for truckers to rest while complying with restrictions on the length of their individual drives. All trucks on site will have some direct employment relationship or a contractual relationship with NVA

Thank you for your attention to this matter. Our team will attend the February 20, 2024 meeting of the City Council and we look forward to seeing you.

Yours very truly,

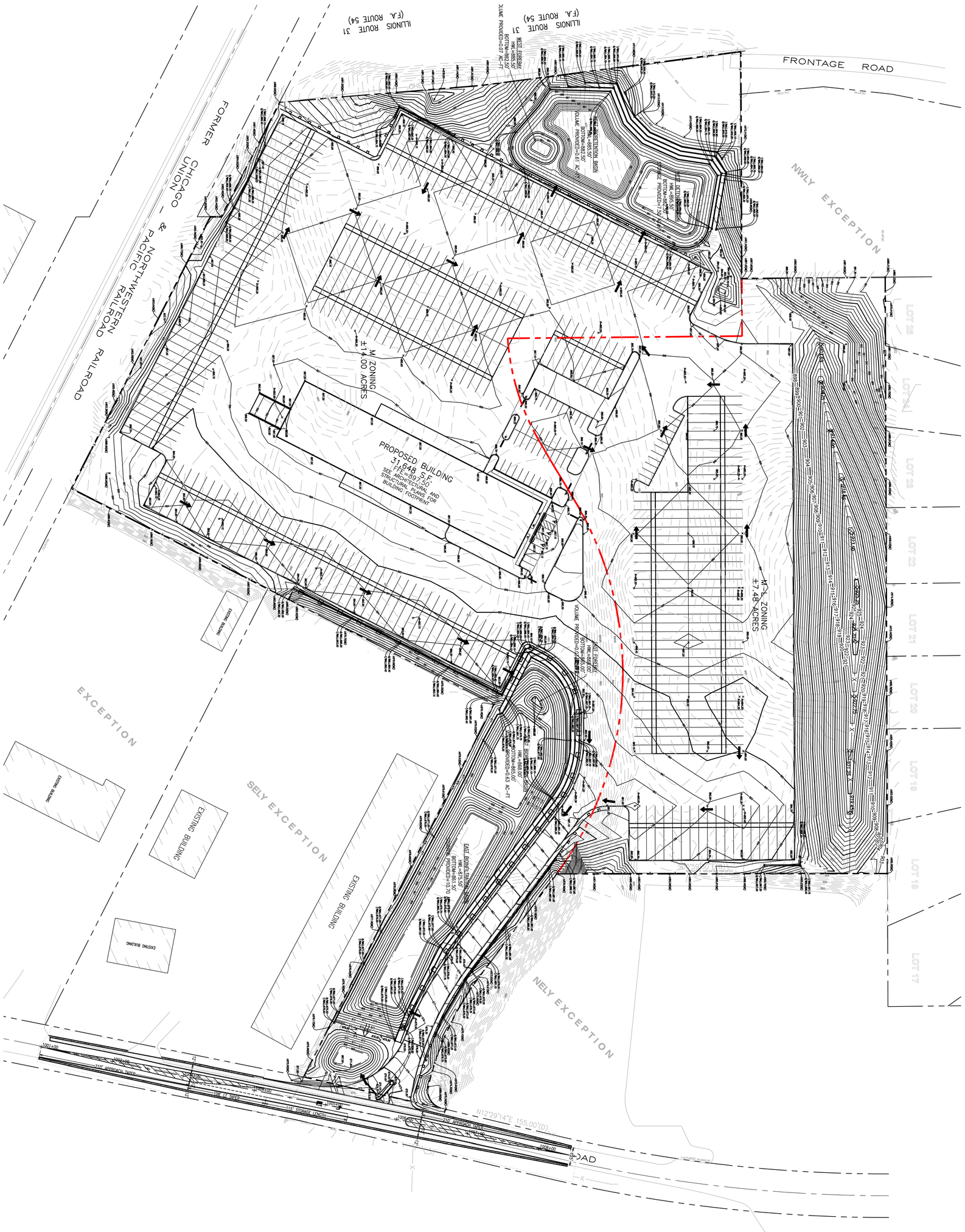
DANIEL LAW OFFICE, P.C.



Mark W. Daniel

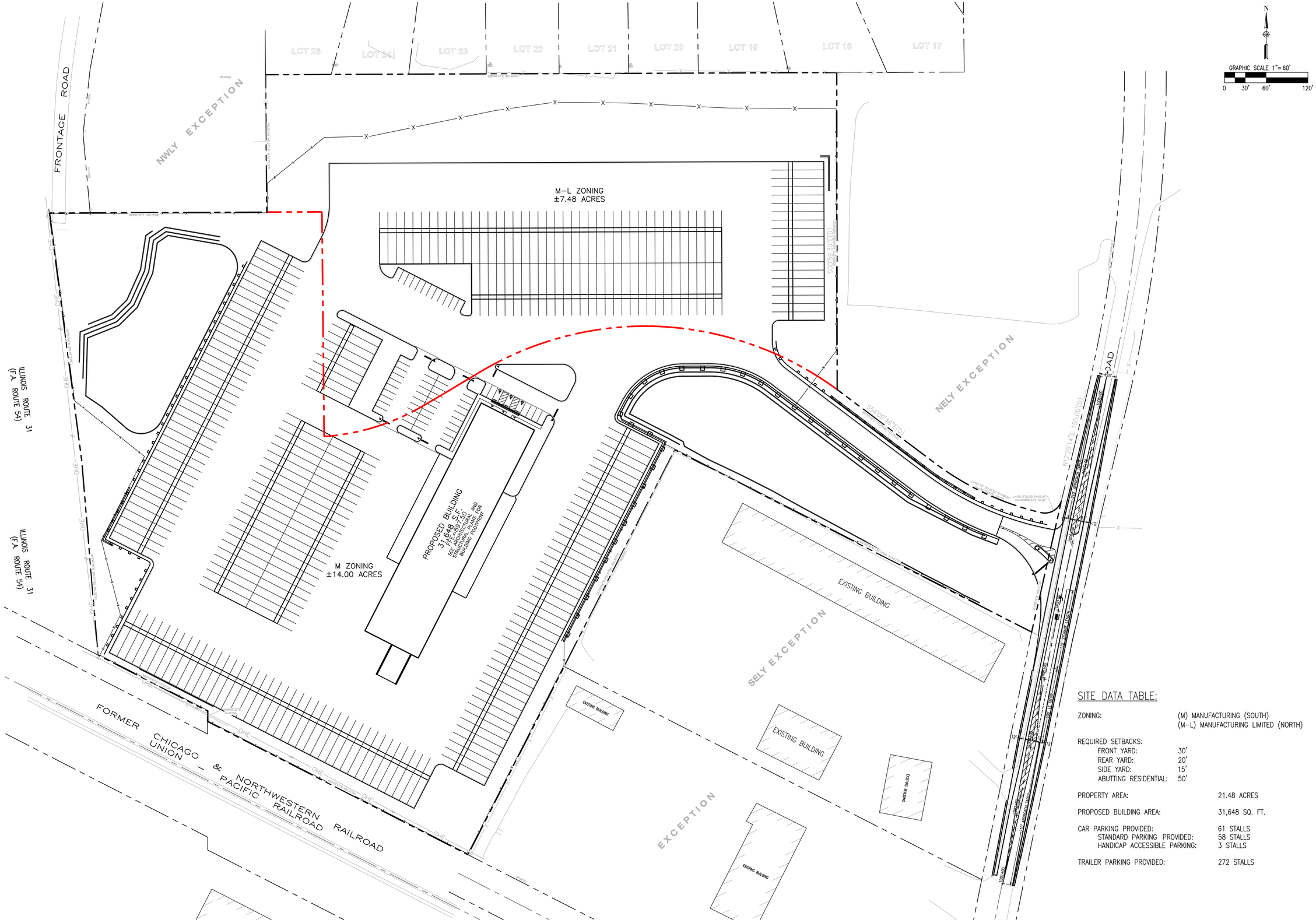
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cc: Counsel of Record

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AGE-1	1" = 60'	G985	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	ALTERNATE SITE PLAN GRADING EXHIBIT NVA TRUCKING FACILITY EXPANSION NVA PROP IL LLC CRYSTAL LAKE, IL

No.	Description	Date
1	ORIGINAL EXHIBIT DATE	2/1/24



SITE DATA TABLE:

ZONING:	(M) MANUFACTURING (SOUTH) (M-L) MANUFACTURING LIMITED (NORTH)	
REQUIRED SETBACKS:		
FRONT YARD:	30'	
REAR YARD:	20'	
SIDE YARD:	15'	
ABUTTING RESIDENTIAL:	50'	
PROPERTY AREA:		21.48 ACRES
PROPOSED BUILDING AREA:		31,648 SQ. FT.
CAR PARKING PROVIDED:		61 STALLS
STANDARD PARKING PROVIDED:		58 STALLS
HANDICAP ACCESSIBLE PARKING:		3 STALLS
TRAILER PARKING PROVIDED:		272 STALLS

No.	Description	Date
1	ORIGINAL EXHIBIT	2/1/24

ALTERNATE SITE PLAN

NVA TRUCKING FACILITY EXPANSION

NVA PROP IL LLC

CRYSTAL LAKE, IL

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

G985

1" = 60'

ASP-1

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Revised Preliminary Landscape Plan

NVA TRUCKING FACILITY EXPANSION

Crystal Lake, Illinois

February 12, 2024

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
(630) 668-7197

CIVIL ENGINEER:

JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60515



LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS
L1.4	TREE PRESERVATION PLAN
L1.5	TREE INVENTORY
L1.6	TREE INVENTORY



NATIVE LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	NO MOW FESCUE SEED MIX

0' 40' 80' 160' 240'
SCALE: 1"=80'

NORTH

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	
	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Ht.	
	Malus 'Prairiefire' PRAIRIEFIRE CRABAPPLE	6' Ht.	
	EVERGREEN TREES		
	Abies concolor WHITE FIR	6-10' Ht.	
	Juniperus virginiana EASTERN REDCEDAR	6-10' Ht.	
	Picea abies NORWAY SPRUCE	6-10' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	6-10' Ht.	
	Picea omorika SERBIAN SPRUCE	6-10' Ht.	
	Picea pungens COLORADO SPRUCE	6-10' Ht.	
	Pinus strobus EASTERN WHITE PINE	6-10' Ht.	
	Pinus sylvestris SCOTCH PINE	6-10' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Brannwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.

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DOWNERS GROVE, ILLINOIS 60515

NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

OVERALL PRELIMINARY LANDSCAPE PLAN

3	2.12.2024
2	12.22.2023
1	12.01.2023

REVISIONS

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC
SHEET NO.	L1.1

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

4532 4511 4509 4501 4419 4417 4413 4409 4405

FRONTAGE ROAD

EVERGREEN TREE

LARGE SHRUB

EVERGREEN TREE

SHADE TREE

20.68' PL-WALL

89.5' PL-BC

20.07' PL-BC

FENCE

PROPOSED 8' FENCE (TYP)

NO MOW FESCUE SEED MIX

5' TURF STRIP

NORTHERN FENCE HEIGHT TO BE INCREASED UP TO 12' IF RECOMMENDED DURING CITY ENTITLEMENT APPROVAL PROCESS

OPEN WATER

EMERGENT PLANTINGS

WET MEADOW SEED MIX

LOW PROFILE PRAIRIE SEED MIX

OPEN WATER

OPEN WATER

DECIDUOUS SHRUB

ORNAMENTAL TREE

SHADE TREE

TURF

TURF

OFFICE LANDSCAPE SEE DETAIL SHEET L1.3

FENCE PER ENGINEERING

FORMER CHICAGO & NORTHWESTERN RAILROAD
UNION - PACIFIC RAILROAD

5' TURF STRIP

DECIDUOUS SHRUB

OPEN WATER

SHADE TREE

EMERGENT PLANTINGS

OPEN WATER

WET MEADOW SEED MIX

LOW PROFILE PRAIRIE SEED MIX

NO MOW FESCUE SEED MIX

SANDS ROAD

NATIVE LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	NO MOW FESCUE SEED MIX

8' high

Two 4'H x 8'W stacked

PROPOSED 8' FENCE

12' high

Two 6'H x 6'W stacked

OPTIONAL 12' FENCE FOR NORTH BUFFER

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

811 Know what's below. Call before you dig.

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NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

3	2.12.2024
2	12.22.2023
1	12.01.2023

REVISIONS

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC

SHEET NO.

L1.2

XREFS

DO NOT SCALE DRAWING

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Triticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix

Shoreline Emergent
Stormwater basin bottoms from NWL to 4" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Alisma subcordatum	Water Plantain	1.250	494
Carex comosa	Bristly Sedge	0.125	494
Carex vulpinoidea	Fox Sedge	0.250	988
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Juncus torreyi	Torreys Rush	0.125	494
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
	Total Emergent Wetland Mix	**5.750**	**6422**

Deep Water Emergent
Stormwater basin bottoms from 4" to 12" below NWL

Botanical Name	Common Name	Plugs / AC.
Acorus americanus	Sweet Flag	988
Scirpus acutus	Hardstem Bulrush	988
Scirpus fluviatilis	River Bulrush	988
Schoenoplectus pungens	Chairmakers Rush	988
Schoenoplectus tabernaemontani	Softstem Bulrush	988
Sparganium eurycarpum	Bur Reed	988
	Total Emergent Wetland Mix	**5928**

Aquatic Zone
Stormwater basin open water components ≥12" below NWL

Botanical Name	Common Name	Tubers / AC.
Nymphaea tuberosa	White Water Lily	1250
Nuphar advena	Spatterdock	1250
	Total Emergent Wetland Mix	**2500**

Wet Meadow Seed Mixture
Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix
Upper basin slopes

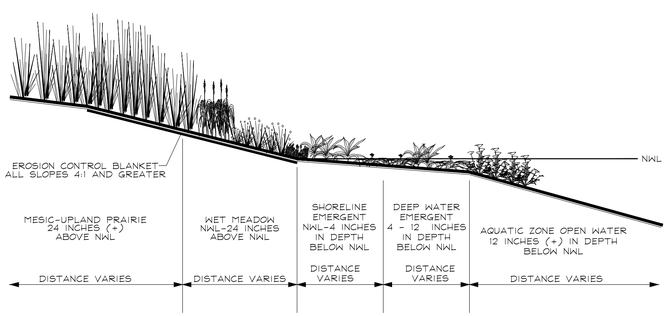
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

Compensatory Storage Seed Mix

Botanical Name	Common Name	lbs / AC
Grasses		
Agrostis stolenifera	Creeping Bentgrass	2.000
Carex bebbii	Bebb's Oval Sedge	0.125
Carex cristatella	Crested Sedge	0.250
Carex molesta	Field Oval Sedge	0.250
Carex stipata	Common Fox Sedge	0.600
Carex vulpinoidea	Brown Fox Sedge	0.250
Eleocharis erythropoda	Bald Spike Rush	0.250
Eleocharis obtusa	Blunt Spike Rush	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.250
Juncus dudleyi	Dudley's Rush	0.025
Juncus effuses	Common Rush	0.025
Juncus torreyi	Torrey's Rush	0.015
Leersia oryzoides	Rice Cutgrass	1.000
Schoenplectus tabernaemontani	Great Bulrush	0.125
Scirpus atrovirens	Dark Green Rush	0.600
Scripus pendulus	Red Bulrush	0.030
	Total Grasses	**9.045**

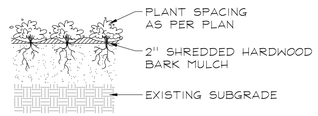
No Mow Fescue Seed Mixture - Mixture -7 lbs. / 1,000 sq. ft.

Festuca longifolia	Hard Fescue	25%
Festuca rubra var. commutate	Chewing Fescue	25%
Festuca rubra var. rubra	Creeping Red Fescue	25%
Festuca ovina	Sheeps Fescue	25%

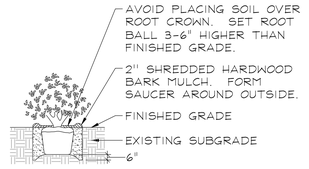


NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

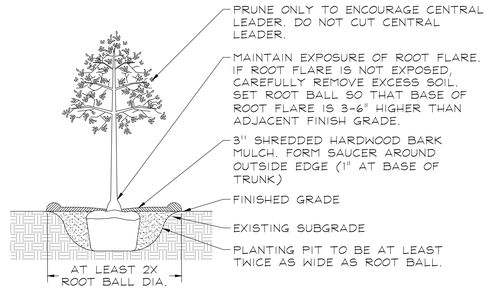
PLANTING DETAILS



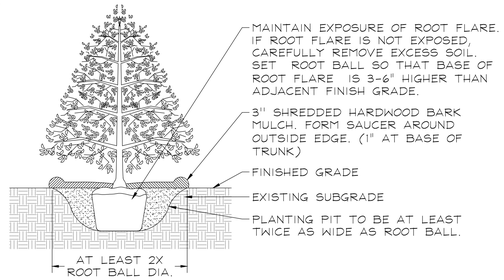
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



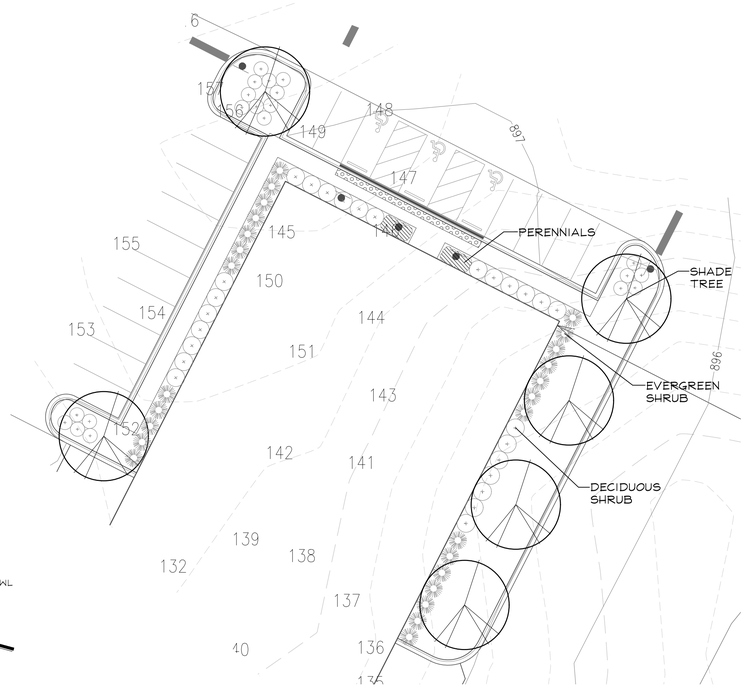
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



OFFICE LANDSCAPE DETAIL
0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60515

NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

LANDSCAPE DETAILS

3	2.12.2024
2	12.22.2023
1	12.01.2023
REVISIONS	

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC
SHEET NO.	

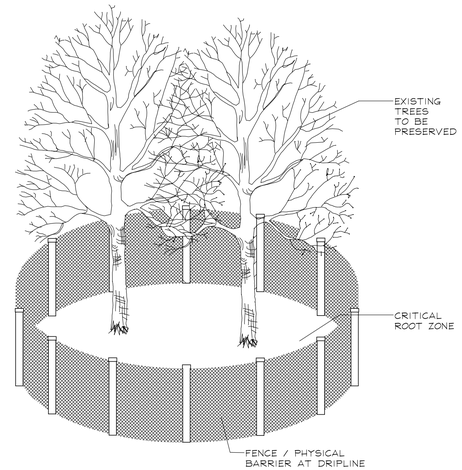
L1.3

Know what's below. Call before you dig.

XREFS
PLOT CONFIG

FRONTAGE ROAD

FORMER CHICAGO & NORTHWESTERN RAILROAD
UNION - PACIFIC RAILROAD



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

TREE PRESERVATION NOTES

1. The contractor shall flag trees to be preserved prior to site work beginning for village review.
2. 48'' high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
3. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
4. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
5. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
6. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
7. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

811 Know what's below. Call before you dig.

GRWA
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DOWNERS GROVE, ILLINOIS 60515

NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

TREE REMOVAL PLAN

REVISIONS	
3	2.12.2024
2	12.22.2023
1	12.01.2023

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC
SHEET NO.	L1.4

XREFS
PLOT CONFIG

Tag No.	Common Name	Scientific Name	Condition	Stem 1	Stem 2	Total DBH	Action	Tree Category	Replacement Caliper
1	Burr Oak	Quercus macrocarpa	4	31.0		31.0	Remove		
2	White Oak	Quercus alba	4	21.0		21.0	Remove		
3	Burr Oak	Quercus macrocarpa	4	16.0		16.0	Remove		
4	Burr Oak	Quercus macrocarpa	4	27.0		27.0	Remove		
5	Burr Oak	Quercus macrocarpa	4	27.0		27.0	Remove		
6	Burr Oak	Quercus macrocarpa	4	14.0	14.0	28.0	Remove		
7	White Oak	Quercus alba	4	23.0		23.0	Remove		
8	Mulberry	Morus alba	3	14.0		14.0	Remove	C	1.4
9	Mulberry	Morus alba	5	14.0		14.0	Remove		
10	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
11	Cottonwood	Populus deltoides	5	20.0		20.0	Remove		
12	Siberian Elm	Ulmas pumila	5	10.0		10.0	Remove		
13	Siberian Elm	Ulmas pumila	5	18.0		18.0	Remove		
14	Mulberry	Morus alba	5	24.0		24.0	Remove		
15	Chokecherry	Prunus virginiana	4	17.0		17.0	Remove		
16	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
17	White Oak	Quercus alba	3	29.0		29.0	Remove	A	14.5
18	Siberian Elm	Ulmas pumila	4	16.0		16.0	Remove		
19	Boxelder	Acer negundo	5	13.0		13.0	Remove		
20	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
21	Chokecherry	Prunus virginiana	5	10.0	10.0	20.0	Remove		
22	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
23	Red Oak	Quercus rubrm	3	48.0		48.0	Remove	B	14.4
24	Red Oak	Quercus rubrm	4	15.0		15.0	Remove		
25	Red Oak	Quercus rubrm	3	20.0		20.0	Remove	B	6.0
26	White Oak	Quercus alba	3	31.0		31.0	Remove	A	15.5
27	Burr Oak	Quercus macrocarpa	4	9.0		9.0	Remove		
28	Chokecherry	Prunus virginiana	3	13.0		13.0	Remove	B	3.9
29	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
30	Burr Oak	Quercus macrocarpa	3	27.0		27.0	Remove	A	13.5
31	Red Oak	Quercus rubrm	6	36.0		36.0	Remove		
32	Burr Oak	Quercus macrocarpa	4	31.0		31.0	Remove		
33	White Oak	Quercus alba	4	26.0		26.0	Remove		
34	Burr Oak	Quercus macrocarpa	4	19.0		19.0	Remove		
35	Burr Oak	Quercus macrocarpa	3	26.0		26.0	Remove	A	13.0
36	Burr Oak	Quercus macrocarpa	4	28.0		28.0	Remove		
37	White Oak	Quercus alba	3	34.0		34.0	Remove	A	17.0
38	Red Oak	Quercus rubrm	4	36.0		36.0	Remove		
39	Burr Oak	Quercus macrocarpa	5	38.0		38.0	Remove		
40	Red Oak	Quercus rubrm	4	9.0		9.0	Remove		
41	Red Oak	Quercus rubrm	4	7.0		7.0	Remove		
42	Red Oak	Quercus rubrm	4	12.0		12.0	Remove		
43	Red Oak	Quercus rubrm	4	14.0		14.0	Remove		
44	Red Oak	Quercus rubrm	4	5.0		5.0	Remove		
45	Burr Oak	Quercus macrocarpa	4	25.0		25.0	Remove		
46	Burr Oak	Quercus macrocarpa	3	29.0		29.0	Remove	A	14.5
47	White Oak	Quercus alba	5	15.0		15.0	Remove		
48	Burr Oak	Quercus macrocarpa	4	24.0		24.0	Remove		
49	Red Oak	Quercus rubrm	3	6.0		6.0	Remove	B	1.8
50	White Oak	Quercus alba	4	24.0		24.0	Remove		
51	Burr Oak	Quercus macrocarpa	4	26.0		26.0	Remove		
52	White Oak	Quercus alba	3	32.0		32.0	Remove	A	16.0
53	White Oak	Quercus alba	3	23.0		23.0	Remove	A	11.5
54	White Oak	Quercus alba	3	28.0		28.0	Remove	A	14.0
55	White Oak	Quercus alba	4	16.0		16.0	Remove		
56	White Oak	Quercus alba	3	31.0		31.0	Remove	A	15.5
57	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
58	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
59	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
60	Red Oak	Quercus rubrm	4	17.0		17.0	Remove		
61	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
62	White Oak	Quercus alba	5	11.0		11.0	Remove		
63	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
64	Red Oak	Quercus rubrm	4	5.0		5.0	Remove		
65	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
66	Red Oak	Quercus rubrm	3	16.0		16.0	Remove	B	4.8
67	Chokecherry	Prunus virginiana	4	11.0		11.0	Remove		
68	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
69	Red Oak	Quercus rubrm	4	15.0		15.0	Remove		
70	Red Oak	Quercus rubrm	5	8.0		8.0	Remove		
71	Chokecherry	Prunus virginiana	5	6.0		6.0	Remove		
72	White Oak	Quercus alba	3	39.0		39.0	Remove	A	19.5
73	White Oak	Quercus alba	4	22.0		22.0	Remove		
74	White Oak	Quercus alba	4	21.0		21.0	Remove		
75	White Oak	Quercus alba	4	30.0		30.0	Remove		
76	Burr Oak	Quercus macrocarpa	3	30.0		30.0	Remove	A	15.0
77	White Oak	Quercus alba	3	25.0		25.0	Remove	A	12.5
78	White Oak	Quercus alba	4	19.0		19.0	Remove		
79	White Oak	Quercus alba	4	18.0		18.0	Remove		
80	White Oak	Quercus alba	4	17.0		17.0	Remove		
81	White Oak	Quercus alba	4	20.0		20.0	Remove		
82	White Oak	Quercus alba	4	19.0		19.0	Remove		
83	White Oak	Quercus alba	3	27.0		27.0	Remove	A	13.5
84	White Oak	Quercus alba	4	23.0		23.0	Remove		
85	White Oak	Quercus alba	4	20.0		20.0	Remove		
86	White Oak	Quercus alba	4	29.0		29.0	Remove		
87	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
88	Boxelder	Acer negundo	5	42.0		42.0	Remove		
89	Boxelder	Acer negundo	5	20.0		20.0	Remove		
90	Green Ash	Fraxinus pennsylvanica	6	20.0		20.0	Remove		
91	Chokecherry	Prunus virginiana	6	14.0		14.0	Remove		
92	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
93	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
94	Chokecherry	Prunus virginiana	4	19.0		19.0	Remove		
95	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
96	Chokecherry	Prunus virginiana	4	30.0		30.0	Remove		
97	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
98	Chokecherry	Prunus virginiana	5	19.0		19.0	Remove		
99	Chokecherry	Prunus virginiana	5	34.0		34.0	Remove		
100	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
101	Boxelder	Acer negundo	5	20.0		20.0	Remove		
102	Chokecherry	Prunus virginiana	3	20.0		20.0	Remove	B	6.0
103	Red Oak	Quercus rubrm	4	9.0		9.0	Remove		
104	Burr Oak	Quercus macrocarpa	5	24.0		24.0	Remove		
105	Boxelder	Acer negundo	5	17.0		17.0	Remove		
106	Red Oak	Quercus rubrm	3	19.0		19.0	Remove	B	5.7
107	Red Oak	Quercus rubrm	3	22.0		22.0	Remove	B	6.6
108	Burr Oak	Quercus macrocarpa	2	33.0		33.0	Remove	A	16.5
109	White Oak	Quercus alba	4	24.0		24.0	Remove		
110	White Oak	Quercus alba	6	31.0		31.0	Remove		
111	White Oak	Quercus alba	4	19.0		19.0	Remove		
112	White Oak	Quercus alba	4	27.0		27.0	Remove		
113	White Oak	Quercus alba	4	21.0		21.0	Remove		
114	White Oak	Quercus alba	5	26.0		26.0	Remove		
115	White Oak	Quercus alba	5	20.0		20.0	Remove		
116	White Oak	Quercus alba	3	29.0		29.0	Remove	A	14.5
117	Burr Oak	Quercus macrocarpa	4	24.0		24.0	Remove		
118	White Oak	Quercus alba	4	27.0		27.0	Remove		
119	Burr Oak	Quercus macrocarpa	4	9.0		9.0	Remove		
120	Burr Oak	Quercus macrocarpa	3	6.0		6.0	Remove	A	3.0
121	Burr Oak	Quercus macrocarpa	4	8.0		8.0	Remove		
122	Burr Oak	Quercus macrocarpa	4	9.0		9.0	Remove		
123	Burr Oak	Quercus macrocarpa	4	20.0		20.0	Remove		
124	Burr Oak	Quercus macrocarpa	4	12.0		12.0	Remove		
125	Boxelder	Acer negundo	5	18.0		18.0	Remove		
126	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
127	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
128	Boxelder	Acer negundo	5	13.0		13.0	Remove		
129	Chokecherry	Prunus virginiana	5	26.0		26.0	Remove		
130	Green Ash	Fraxinus pennsylvanica	6	12.0		12.0	Remove		
131	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
132	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
133	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
134	Green Ash	Fraxinus pennsylvanica	6	12.0		12.0	Remove		
135	Chokecherry	Prunus virginiana	5	14.0	16.0	30.0	Remove		
136	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
137	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
138	Chokecherry	Prunus virginiana	4	16.0		16.0	Remove		
139	Chokecherry	Prunus virginiana	5	22.0		22.0	Remove		
140	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
141	Chokecherry	Prunus virginiana	5	33.0		33.0	Remove		
142	Chokecherry	Prunus virginiana	5	23.0		23.0	Remove		
143	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
144	Chokecherry	Prunus virginiana	5	29.0		29.0	Remove		
145	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
146	Boxelder	Acer negundo	5	16.0		16.0	Remove		
147	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
148	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
149	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
150	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
151	Chokecherry	Prunus virginiana	4	17.0		17.0	Remove		
152	Chokecherry	Prunus virginiana	4	15.0		15.0	Remove		
153	Chokecherry	Prunus virginiana	6	12.0		12.0	Remove		
154	Chokecherry	Prunus virginiana	5	24.0		24.0	Remove		
155	Chokecherry	Prunus virginiana	5	24.0		24.0	Remove		
156	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
157	Boxelder	Acer negundo	5	18.0		18.0	Remove		
158	Chokecherry	Prunus virginiana	4	36.0		36.0	Remove		
159	Boxelder	Acer negundo	5	15.0		15.0	Remove		
160	Boxelder	Acer negundo	5	34.0		34.0	Remove		
161	Chokecherry	Prunus virginiana	5	18.0	17.0	35.0	Remove		
162	Chokecherry	Prunus virginiana	6	29.0		29.0	Remove		
163	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
164	Chokecherry	Prunus virginiana	5	15.0	14.0	29.0	Remove		
165	Chokecherry	Prunus virginiana	5	12.0	13.0	25.0	Remove		
166	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
167	Chokecherry	Prunus virginiana	5	14.0	9.0	23.0	Remove		
168	Chokecherry	Prunus virginiana	5	36.0		36.0	Remove		
169	Chokecherry	Prunus virginiana	5	39.0		39.0	Remove		
170	Siberian Elm	Ulmas pumila	5	28.0		28.0	Remove		
171	Boxelder	Acer negundo	5	19.0		19.0	Remove		
172	Chokecherry	Prunus virginiana	5	38.0		38.0	Remove		
173	Boxelder	Acer negundo	5	40.0		40.0	Remove		
174	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
175	Boxelder	Acer negundo	6	12.0	12.0	24.0	Remove		
176	Cottonwood	Populus deltoides	5	31.0		31.0	Remove		
177	Red Oak	Quercus rubrm	4	16.0		16.0	Remove		
178	White Oak	Quercus alba	4	10.0		10.0	Remove		
179	Chokecherry	Prunus virginiana	5	29.0		29.0	Remove		
180	Burr Oak	Quercus macrocarpa	4	12.0		12.0	Remove		
181	Burr Oak	Quercus macrocarpa	4	8.0		8.0	Remove		
182	Burr Oak	Quercus macrocarpa	4	6.5		6.5	Remove		
183	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
184	Burr Oak	Quercus macrocarpa	4	29.0		29.0	Remove		
185	White Oak	Quercus alba	4	14.0		14.0	Remove		
186	White Oak	Quercus alba	5	22.0		22.0	Remove		
187	White Oak	Quercus alba	4	21.0		21.0	Remove		
188	Chokecherry	Prunus virginiana	5	7.0		7.0	Remove		
189	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
190	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
191	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
192	Chokecherry	Prunus virginiana	6	13.0		13.0	Remove		
193	White Oak	Quercus alba	4	29.0		29.0	Remove		
194	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
195	White Oak	Quercus alba	4	29.0		29.0	Remove		
196	White Oak	Quercus alba	5	21.0		21.0	Remove		
197	Burr Oak	Quercus macrocarpa	4	28.0		28.0	Remove		
198	Burr Oak	Quercus macrocarpa	5	20.0		20.0	Remove		
199	Red Oak	Quercus rubrm	5	26.0		26.0	Remove		
200	Red Oak	Quercus rubrm	5	36.0		36.0	Remove		
201	White Oak	Quercus alba	5	14.0		14.0	Remove		
202	White Oak	Quercus alba	5	25.0		25.0	Remove		
203	Red Oak	Quercus rubrm	5	12.0		12.0	Remove		
204	White Oak	Quercus alba	4	30.0		30.0	Remove		
205	White Oak	Quercus alba	4	23.0		23.0	Remove		
206	American Elm	Ulmus americana	4	21.0		21.0	Remove		
207	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
208	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
209	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
210	White Oak	Quercus alba	3	22.0		22.0	Remove	A	11.0
211	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
212	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
213	Chokecherry	Prunus virginiana	6	10.0		10.0	Remove		
214	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
215	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
216	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
217	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
218	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
219	White Oak	Quercus alba	3	29.0		29.0	Remove	A	14.5
220	Chokecherry	Prunus virginiana	4	11.0		11.0	Remove		
221	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
222	White Oak	Quercus alba	4	21.0		21.0	Remove		
223	White Oak	Quercus alba	4	35.0		35.0	Remove		
224	Burr Oak	Quercus macrocarpa	3	12.0		12.0	Remove	A	6.0

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal cause, has no other observed problems, and requires no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is not typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to Poor	The tree is typical of the species and/or has significant problems such as 30% to 50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems, that even if aggressively corrected, would not result in the long-term survival of the tree.
6	Dead	Less than 10% of the tree show signs of life.

811 Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
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NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

TREE INVENTORY

3	2.12.2024
2	12.22.2023
1	12.01.2023

REVISIONS

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC
SHEET NO.	L1.5

XREFS

PLOT CONFIG

Tag No.	Common Name	Scientific Name	Condition	Stem 1	Stem 2	Total DBH	Action	Tree Category	Replacement Caliper
225	Boxelder	Acer negundo	5	13.0		13.0	Remove		
226	Burr Oak	Quercus macrocarpa	4	8.0		8.0	Remove		
227	Burr Oak	Quercus macrocarpa	4	16.0		16.0	Remove		
228	Burr Oak	Quercus macrocarpa	4	7.0		7.0	Remove		
229	Burr Oak	Quercus macrocarpa	4	11.0		11.0	Remove		
230	Burr Oak	Quercus macrocarpa	4	12.0		12.0	Remove		
231	Burr Oak	Quercus macrocarpa	5	8.0		8.0	Remove		
232	Burr Oak	Quercus macrocarpa	4	10.0		10.0	Remove		
233	Burr Oak	Quercus macrocarpa	4	10.0		10.0	Remove		
234	Burr Oak	Quercus macrocarpa	5	15.0		15.0	Remove		
235	Burr Oak	Quercus macrocarpa	4	11.0		11.0	Remove		
236	Boxelder	Acer negundo	5	28.0		28.0	Remove		
237	Chokecherry	Prunus virginiana	5	31.0		31.0	Remove		
238	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
239	Burr Oak	Quercus macrocarpa	3	33.0		33.0	Remove	A	16.5
240	Burr Oak	Quercus macrocarpa	3	46.0		46.0	Remove	A	23.0
241	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
242	Chokecherry	Prunus virginiana	3	14.0	16.0	30.0	Remove	B	4.2
243	Cottonwood	Populus deltoides	4	34.0		34.0	Remove		
244	Red Cedar	Juniperus virginiana	3	14.0		14.0	Remove	B	4.2
245	Chokecherry	Prunnus virginiana	5	12.0		12.0	Remove		
246	Chokecherry	Prunnus virginiana	5	20.0		20.0	Remove		
247	Chokecherry	Prunnus virginiana	5	16.0		16.0	Remove		
248	Chokecherry	Prunnus virginiana	5	40.0		40.0	Remove		
249	Boxelder	Acer negundo	5	21.0		21.0	Remove		
250	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
251	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
252	Burr Oak	Quercus macrocarpa	5	10.0		10.0	Remove		
253	Chokecherry	Prunus virginiana	5	9.0	14.0	23.0	Remove		
254	Chokecherry	Prunus virginiana	5	6.0		6.0	Remove		
255	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
256	Chokecherry	Prunus virginiana	5	26.0		26.0	Remove		
257	Boxelder	Acer negundo	5	9.0		9.0	Remove		
258	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
259	Burr Oak	Quercus macrocarpa	4	11.0		11.0	Remove		
260	Burr Oak	Quercus macrocarpa	5	34.0		34.0	Remove		
261	Chokecherry	Prunus virginiana	5	21.0		21.0	Remove		
262	Boxelder	Acer negundo	5	22.0		22.0	Remove		
263	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
264	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
265	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
266	Boxelder	Acer negundo	5	23.0		23.0	Remove		
267	Boxelder	Acer negundo	5	17.0		17.0	Remove		
268	Chokecherry	Prunus virginiana	5	19.0		19.0	Remove		
269	Chokecherry	Prunus virginiana	5	21.0		21.0	Remove		
270	Chokecherry	Prunus virginiana	5	16.0	16.0	32.0	Remove		
271	Red Cedar	Juniperus virginiana	4	10.0		10.0	Remove		
272	Boxelder	Acer negundo	5	14.0		14.0	Remove		
273	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
274	Chokecherry	Prunus virginiana	4	34.0		34.0	Remove		
275	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
276	Chokecherry	Prunus virginiana	5	22.0		22.0	Remove		
277	Chokecherry	Prunus virginiana	5	16.0	14.0	30.0	Remove		
278	Chokecherry	Prunus virginiana	5	22.0		22.0	Remove		
279	Boxelder	Acer negundo	5	15.0		15.0	Remove		
280	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
281	Chokecherry	Prunus virginiana	5	28.0		28.0	Remove		
282	Chokecherry	Prunus virginiana	5	14.0	12.0	26.0	Remove		
283	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
284	Chokecherry	Prunus virginiana	5	22.0		22.0	Remove		
285	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
286	Chokecherry	Prunus virginiana	5	19.0		19.0	Remove		
287	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
288	Chokecherry	Prunus virginiana	5	24.0		24.0	Remove		
289	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
290	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
291	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
292	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
293	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
294	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
295	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
296	Chokecherry	Prunus virginiana	5	24.0		24.0	Remove		
297	Chokecherry	Prunus virginiana	5	13.0		13.0	Remove		
298	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
299	Chokecherry	Prunus virginiana	5	37.0		37.0	Remove		
300	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
301	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
302	Mulberry	Morus alba x rubra	5	18.0		18.0	Remove		
303	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
304	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
305	Mulberry	Morus alba x rubra	5	40.0		40.0	Remove		
306	Chokecherry	Prunus virginiana	6	18.0		18.0	Remove		
307	Chokecherry	Prunus virginiana	6	19.0		19.0	Remove		
308	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
309	Boxelder	Acer negundo	5	17.0		17.0	Remove		
310	Chokecherry	Prunus virginiana	6	8.0		8.0	Remove		
311	Boxelder	Acer negundo	5	19.0		19.0	Remove		
312	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
313	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
314	Chokecherry	Prunus virginiana	6	16.0		16.0	Remove		
315	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
316	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
317	Chokecherry	Prunus virginiana	5	19.0		19.0	Remove		
318	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
319	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
320	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
321	Boxelder	Acer negundo	5	18.0		18.0	Remove		
322	Chokecherry	Prunus virginiana	5	26.0		26.0	Remove		
323	Chokecherry	Prunus virginiana	4	13.0		13.0	Remove		
324	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
325	Boxelder	Acer negundo	5	30.0		30.0	Remove		
326	Chokecherry	Prunus virginiana	4	15.0		15.0	Remove		
327	Chokecherry	Prunus virginiana	4	18.0		18.0	Remove		
328	Siberian Elm	Ulmas pumila	4	16.0		16.0	Remove		
329	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
330	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
331	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
332	Chokecherry	Prunus virginiana	4	20.0		20.0	Remove		
333	Chokecherry	Prunus virginiana	6	15.0		15.0	Remove		
334	Chokecherry	Prunus virginiana	6	13.0		13.0	Remove		
335	Chokecherry	Prunus virginiana	5	19.0		19.0	Remove		
336	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
337	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
338	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
339	Boxelder	Acer negundo	5	20.0		20.0	Remove		
340	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
341	Chokecherry	Prunus virginiana	6	16.0		16.0	Remove		
342	Chokecherry	Prunus virginiana	6	16.0		16.0	Remove		
343	Boxelder	Acer negundo	5	37.0		37.0	Remove		
344	Siberian Elm	Ulmas pumila	4	13.0		13.0	Remove		
345	American Elm	Ulmus americana	6	24.0		24.0	Remove		
346	Siberian Elm	Ulmas pumila	5	13.0		13.0	Remove		
347	Chokecherry	Prunus virginiana	6	18.0		18.0	Remove		
348	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
349	Silver Maple	Acer saccharum	3	20.0		20.0	Remove	C	2.0
350	Siberian Elm	Ulmas pumila	4	15.0		15.0	Remove		
351	Siberian Elm	Ulmas pumila	4	15.0		15.0	Remove		
352	Siberian Elm	Ulmas pumila	5	21.0		21.0	Remove		
353	Siberian Elm	Ulmas pumila	5	15.0		15.0	Remove		
354	Siberian Elm	Ulmas pumila	5	18.0		18.0	Remove		
355	Siberian Elm	Ulmas pumila	5	14.0		14.0	Remove		
356	Boxelder	Acer negundo	5	21.0		21.0	Remove		
357	Chokecherry	Prunus virginiana	6	26.0		26.0	Remove		
358	Chokecherry	Prunus virginiana	5	16.0		16.0	Remove		
359	Siberian Elm	Ulmus americana	5	14.0		14.0	Remove		
360	Siberian Elm	Ulmus americana	5	15.0		15.0	Remove		
361	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
362	Chokecherry	Prunus virginiana	5	9.0		9.0	Remove		
363	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
364	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
365	Chokecherry	Prunus virginiana	4	10.0		10.0	Remove		
366	Burr Oak	Quercus macrocarpa	3	32.0		32.0	Remove	A	16.0
367	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
368	Chokecherry	Prunus virginiana	4	12.0		12.0	Remove		
369	Chokecherry	Prunus virginiana	4	15.0		15.0	Remove		
370	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
371	Chokecherry	Prunus virginiana	6	12.0		12.0	Remove		
372	Chokecherry	Prunus virginiana	5	17.0		17.0	Remove		
373	Chokecherry	Prunus virginiana	5	20.0		20.0	Remove		
374	Red Oak	Quercus rubrm	4	16.0		16.0	Remove		
375	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
376	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
377	Red Oak	Quercus rubrm	4	21.0		21.0	Remove		
378	Red Oak	Quercus rubrm	4	17.0		17.0	Remove		
379	Boxelder	Acer negundo	6	20.0		20.0	Remove		
380	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
381	Red Oak	Quercus rubrm	4	29.0		29.0	Remove		
382	Boxelder	Acer negundo	4	18.0		18.0	Remove		
383	Boxelder	Acer negundo	3	23.0		23.0	Remove	D	1.2
384	Boxelder	Acer negundo	5	12.0		12.0	Remove		
385	Chokecherry	Prunus virginiana	5	11.0		11.0	Remove		
386	Chokecherry	Prunus virginiana	5	21.0		21.0	Remove		
387	Chokecherry	Prunus virginiana	5	29.0		29.0	Remove		
388	Chokecherry	Prunus virginiana	5	15.0		15.0	Remove		
389	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
390	Chokecherry	Prunus virginiana	5	12.0		12.0	Remove		
391	Red Oak	Quercus rubrm	3	23.0		23.0	Remove	B	6.9
392	Siberian Elm	Ulmas pumila	4	19.0		19.0	Remove		
393	Siberian Elm	Ulmas pumila	5	16.0		16.0	Remove		
394	Cottonwood	Populus deltoides	5	34.0		34.0	Remove		
395	Cottonwood	Populus deltoides	4	25.0		25.0	Remove		
396	Cottonwood	Populus deltoides	5	19.0		19.0	Remove		
397	Cottonwood	Populus deltoides	5	14.0		14.0	Remove		
398	Cottonwood	Populus deltoides	5	15.0		15.0	Remove		
399	Cottonwood	Populus deltoides	5	18.0		18.0	Remove		
400	Cottonwood	Populus deltoides	5	17.0		17.0	Remove		
401	Cottonwood	Populus deltoides	5	16.0		16.0	Remove		
402	Cottonwood	Populus deltoides	5	18.0		18.0	Remove		
403	Cottonwood	Populus deltoides	5	17.0		17.0	Remove		
404	Cottonwood	Populus deltoides	5	19.0		19.0	Remove		
405	Cottonwood	Populus deltoides	5	17.0	15.0	32.0	Remove		
406	Chokecherry	Prunus virginiana	5	14.0		14.0	Remove		
407	Chokecherry	Prunus virginiana	5	8.0		8.0	Remove		
408	Mulberry	Morus alba x rubra	5	17.0		17.0	Remove		
409	Chokecherry	Prunus virginiana	5	18.0		18.0	Remove		
410	Cottonwood	Populus deltoides	5	19.0		19.0	Remove		
411	Cottonwood	Populus deltoides	5	26.0		26.0	Remove		
412	Cottonwood	Populus deltoides	5	10.0		10.0	Remove		
413	Cottonwood	Populus deltoides	5	12.0		12.0	Remove		
414	Cottonwood	Populus deltoides	5	9.0		9.0	Remove		
415	Boxelder	Acer negundo	5	24.0		24.0	Remove		
416	Cottonwood	Populus deltoides	5	18.0		18.0	Remove		
417	Cottonwood	Populus deltoides	5	15.0		15.0	Remove		
418	Cottonwood	Populus deltoides	5	15.0		15.0	Remove		
419	Cottonwood	Populus deltoides	5	13.0		13.0	Remove		
420	Cottonwood	Populus deltoides	5	10.0		10.0	Remove		
421	Boxelder	Acer negundo	5	12.0		12.0	Remove		
422	Boxelder	Acer negundo	5	9.0		9.0	Remove		
423	Boxelder	Acer negundo	5	9.0		9.0	Remove		
424	American Elm	Ulmus americana	4	34.0		34.0	Remove		
425	Cottonwood	Populus deltoides	4	48.0		48.0	Remove		
426	Cottonwood	Populus deltoides	3	27.0		27.0	Remove	C	2.7
427	Boxelder	Acer negundo	5	11.0		11.0	Remove		
428	Boxelder	Acer negundo	5	10.0		10.0	Remove		
429	Boxelder	Acer negundo	5	8.0		8.0	Remove		
430	Boxelder	Acer negundo	5	8.0		8.0	Remove		
431	Chokecherry	Prunus virginiana	5	10.0		10.0	Remove		
432	Boxelder	Acer negundo	5	6.0		6.0	Remove		
433	Boxelder	Acer negundo	5	9.0		9.0	Remove		
434	Boxelder	Acer negundo	5	clump		0.0	Remove		
435	Boxelder	Acer negundo	5	14.0		14.0	Remove		
436	Boxelder	Acer negundo	5	15.0		15.0	Remove		
437	Boxelder	Acer negundo	5	20.0		20.0	Remove		
438	Boxelder	Acer negundo	5	18.0		18.0	Remove		
439	Boxelder	Acer negundo	5	22.0		22.0	Remove		
440	Boxelder	Acer negundo	5	14.0		14.0	Remove		
441	Boxelder	Acer negundo	5	16.0		16.0	Remove		
442	Boxelder	Acer negundo	5	clump		0.0	Remove		
443	Boxelder	Acer negundo	5	10.0		10.0	Remove		
444	Boxelder	Acer negundo	5	14.0		14.0	Remove		
445	Boxelder	Acer negundo	5	16.0		16.0	Remove		
446	Boxelder	Acer negundo	5	clump		0.0	Remove		
447	Boxelder	Acer negundo	5	18.0		18.0	Remove		
448	Boxelder	Acer negundo	5	10.0		10.0	Remove		
449	Silver Maple	Acer saccharum	4	23.0		23.0	Remove		
450	Cottonwood	Populus deltoides	4	37.0		37.0	Remove		
451	Boxelder	Acer negundo	5	17.0		17.0	Remove		
452	Boxelder	Acer negundo	5	15.0		15.0	Remove		
453	Cottonwood	Populus deltoides	4	30.0		30.0	Remove		
454	Cottonwood	Populus deltoides	4	28.0		28.0	Remove		

Total Replacement Caliper:	**398.25**
Total Replacement Trees:	**159.3**
Total Trees Provided:	**273**

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal cause, has no other observed problems, and requires no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is not typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to Poor	The tree is typical of the species and/or has significant problems such as 30% to 50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems, that even if aggressively corrected, would not result in the long-term survival of the tree.
6	Dead	Less than 10% of the tree show signs of life.

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NVA TRUCKING FACILITY EXPANSION

7013 SANDS ROAD
CRYSTAL LAKE, ILLINOIS

TREE INVENTORY

3	2.12.2024
2	12.22.2023
1	12.01.2023

REVISIONS

DATE	10.20.2023
PROJECT NO.	JH23187
DRAWN	MNW
CHECKED	JWC
SHEET NO.	L1.6

811 Know what's below. Call before you dig.

X:\EIS PLOT CONFIG