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September 11, 2019

Mark VanKerkhoff, Director  
Kane County Development and Community Services Dept.  
719 S. Batavia Ave.  
Geneva, IL 60134

RE: Petition for Special Use in the F District pursuant to Sec. 8.1-2(p) – Mining, Sand and  
Gravel Pit  
Lafarge Aggregates Illinois, Inc.

Dear Mr. VanKerkhoff:

As you are aware, I represent Lafarge Aggregates Illinois, Inc. in its Petition for Special Use presently before the Kane County Development Committee and County Board after a 4-1 favorable vote from the Zoning Board of Appeals (ZBA). The ZBA Motion for Approval incorporated three staff recommended stipulations:

1. Water Resources will require a stormwater permit for the berms proposed for the site. This permit application must demonstrate that there is no additional runoff created off site and that appropriate Erosion and Sedimentation is in place.
2. It is Water Resources' understanding that runoff will be managed on site and that the applicant will continue to keep their NPDES permit current and provide the County a copy of this permit. Erosion and Sedimentation practices are to be observed at all times on site.
3. Reclamation plans for site should be reviewed by an outside third party Professional Engineer and Certified Wetland Review Specialist to ensure that upon retirement of the mining operations the site is returned to pre-existing conditions or improved conditions in terms of stormwater runoff.

My client agrees to the inclusion of these stipulations as a part of the Special Use and will comply with same as provided.

In addition to the above stipulations, as a result of interactions and input from surrounding property owners of the subject property, comments from County staff and officials and other relevant parties, my client voluntarily proposes that the following list of stipulations be included in the Special Use for review and approval by the Development Committee and County Board:

1. Lafarge will provide a 300-foot mining setback from the Flinn Property which is 100 feet greater than the setback required under the Kane County Code.
2. Lafarge will provide a minimum mining setback of 500 feet from Illinois Route 47 which is more than 350 feet greater than the setback required under the Kane County Code.
3. Lafarge will provide an undisturbed greenspace in excess of 23 acres along Illinois Route 47 and adjacent to the Flinn Property. This no-mining area will either be farmed or planted with native materials. Lafarge reserves the right to develop this property in the future with non-mining uses consistent with the 2040 Kane County Land Use Plan.
4. Lafarge will not request any new entrances in the future.
5. Lafarge has equipped all owned and rental vehicles with white noise backup alarms and will agree to continue this practice until all mining operations are completed.
6. Lafarge will retrofit all existing area light fixtures exceeding a height of ten feet with “dark sky” glare shields within one year of the approval of the Special Use Permit.
7. Lafarge agrees to continue operating under its comprehensive air emission control plan which includes the utilization of street sweepers, water trucks, a wheel wash and a dust boss (dust suppression misting cannon). When faced with sustained winds in excess of 25 mph, Lafarge employees will determine if a plant shutdown is in order based on opacity readings and the exhaustion of all Best Management Practices pursuant to its State operating permit.
8. Lafarge will monitor dust emissions along the perimeter of the Meredith Property for one year upon commencement of mining operations on said property. One dust monitor will be located in the vicinity of the Flinn Property. Monitored particulate concentrations (PM10) over the 24 hours NAAQS (35 for 2.5 / 150 for 10). If there are significant exceedances, the monitoring period will be extended.
9. Lafarge will monitor sound emissions along the perimeter of the Meredith Property for one year upon commencement of mining operations on said property. One noise monitor will be located in the vicinity of the Flinn Property. Monitoring will measure compliance with State of Illinois sound emission standards for property line noise sources. If there is a pattern of significant exceedances, the monitoring period will be extended. Sound emissions generated from the demolition of the Meredith farmstead will be excluded as this is a one-time event.

Further, Lafarge will maintain a neighborhood contact system and will cooperate with the Kane County Zoning Enforcement Officer to promptly address any concerns or complaints raised with respect to its operations.

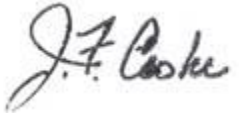
It is our belief that these stipulations reflect the good faith efforts of Lafarge Aggregates Illinois, Inc. to address the concerns of the County Board and its constituents going forward.

I request that you provide this letter to the Development Committee and County Board for their thoughtful consideration.

Please do not hesitate to contact me to discuss any other concerns or stipulations.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "J.F. Cooke". The signature is written in a cursive style with a large initial "J" and "C".

James F. Cooke  
JFC/lad