

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

4508

Received Date
MAY 08 2019
Kane Co. Dev. Dept. Zoning Division

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s):
	11-17-151-002 11-18-200-009
	11-17-151-006 11-18-200-013
	11-17-301-001 11-18-400-003
	11-18-200-004 11-18-400-005
	Street Address (or common location if no address is assigned):
	1S194 IL Route 47
	Elburn, Illinois 60119

2. Applicant Information:	Name	Phone
	Lafarge Aggregates Illinois, Inc.	847-742-6060
	Address c/o John Fay, Land Mgr. US LafargeHolcim	Fax 815-483-2104
	1300 S. IL Route 31	Email
	South Elgin, Illinois 60177	john.fay@lafargeholcim.com

3. Owner of record information:	Name	Phone
	Prairie Lane, LLC c/o Curtis Meredith	630-947-4169
	Address	Fax
	1111 Souders Ave.	None
	Elburn, Illinois 60119-9655	Email clmeredith@me.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture; Resource Management

Current zoning of the property: F District - Farming

Current use of the property: Agriculture

Proposed zoning of the property: F District - Farming with Special Use Permit pursuant to Sec. 8.1-2(p.)

Proposed use of the property: Mining, Sand and Gravel Pit

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Special Use Permit: No building construction or other structural improvements

are planned.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner	Date
<u><i>J.A. Cooke, Atty.</i></u>	<u>5/1/19</u>
Applicant or Authorized Agent	Date

Findings of Fact Sheet – Map Amendment and/or Special Use

1. How does your proposed use relate to existing uses of property within the general area of the property in question?

Existing uses in general area are farming and other agribusiness, mining and low density residential. Proposed use is compatible with farming, agribusiness and mining. Any incompatibility issues associated with the proposed mining use and neighboring residential properties will be ameliorated through:

- a. constructing perimeter berms screening mining operations from neighboring properties;
- b. noise and dust mitigation;
- c. adherence to best practices in the areas of stormwater management and drainage; and
- d. appropriate ingress and egress traffic control.

2. What is the zoning classifications of properties in the general area of the property in question?

- a. F – Farming;
- b. F – Farming with Special Use Permits to allow mining operations and concrete mixing plants; and
- c. E -1, E-2 and R-1 Residential.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property in question is currently zoned F – Farming, is being farmed successfully and is therefore suitable under the existing zoning classification. Further, the proposed mining use is lawful by special use permit and therefore, pursuant to Illinois case law (City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc., IL Sup. Ct., 2001) is also suitable under and in harmony with the existing Farming zoning classification.

4. What is the trend of development, if any, in the general area of the property in question?

The trend of development for general area is characterized by farming use, with isolated mining operations and open space/natural areas, and low density residential development, particularly east and northeast of the subject property. The property in question is situated along the Route 47 Corridor and at the edge of the County's Critical Growth Area.

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The Kane County 2040 Land Use Plan map designates the property to either remain agricultural or planned for resource management use. Both the proposed near term mineral extraction and longer term, land reclamation activity and resulting open space (“the armature of the 2040 Plan”, p. 131), closely align with many of the stated policies and objectives predicated the County's 2040 Land Resource Management Plan.

6. Explain how the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare.

Again, per the aforementioned Living Word case, there is a presumption that the proposed use, set forth in the County's Zoning Ordinance as allowed on the subject property by special use, will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare. Additionally, Lafarge Aggregates Illinois, LLC (Lafarge) is not seeking any variances to required dimensional, use or performance standards and will fully comply with same. Finally, Lafarge has shown on property immediately adjacent to the south of the subject property that it establishes, maintains and operates its mining activities and facilities so not to be detrimental to or endanger the public health, safety, morals, comfort and general welfare. Both the company's record, and that of its predecessor owner/operator, indicate that when they have learned of a detrimental impact of their mining operations (2018, stormwater runoff impacts), or have been required to address anticipated detrimental impacts of the operations (Northbound, left turn lane on RT 47, per 2003 Special Use approval), they have taken the appropriate action to negate such impacts.

7. Explain how the special use will not be injurious to use, enjoyment and value of other property in the immediate vicinity.

Pursuant to its site development plans, County, State and/or Federal requirements, Lafarge will construct perimeter berms, stormwater management facilities, where warranted, maintain roadway improvements to facilitate safe and efficient traffic within and in and out of the subject property, and take any other action necessary to maintain the continued use, enjoyment and market values of surrounding properties. The company has done so with respect to its mining assets immediately south of the subject property. The fact that there have been sales of existing, and development of new neighboring residential properties since Lafarge acquired and took over the mining operation at this property provides evidence of the company's commitment to establish, maintain and operate its facilities in a safe and non-injurious manner.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The special use permit will allow Lafarge to extract valuable sand and gravel deposits from the subject property, while at the same time, because the company is seeking no variances to code requirements and will fully comply with all state, federal and county regulations, including those set forth in its Mining Operations License issued pursuant to the County's Zoning Ordinance, Article XV, the normal, orderly development and improvement of the surrounding properties will not be impeded. Through appropriate mitigation improvements (e.g., the aforementioned berm protecting surrounding properties from the sight of and noise and dust from the mining operations, stormwater best management practices, traffic control), Lafarge will take any and all actions necessary to facilitate the continued normal, orderly development and improvement of surrounding properties.

9. Will adequate utilities, access roads, drainage, and other necessary facilities be provided?

The property in question will be served by the existing well, septic tank and field, and electric and natural gas (?) utilities. Current planning indicates that existing stormwater management facilities (underground pipe, open drainage swales, detention, discharge into a tributary of the Blackberry Creek and pursuant to IEPA approved NPDES permits) may suffice to provide drainage from the property consistent with all applicable local, state and federal law. However, if it is determined that additional drainage facilities are required so to mitigate any negative impacts on adjacent or surrounding properties, Lafarge commits to providing such facilities as part of the special use request and permit. It should be noted that the approved special use permit will include the approval of a reclamation plan, to be implemented as the mining operations progress across the site and ultimately, after closing down the mine altogether. The ultimate, long term land use will then be converted from first agriculture, then mining and finally open space, with large bodies of open water, largely retaining rainwater runoff and having an overall positive effect on area water resources.

10. Will adequate measures be taken to provide for ingress and egress so designed to minimize the traffic and congestion?

There is currently only one point of ingress and egress for the existing mining facility. This will remain the sole ingress/egress point for the proposed use on the subject property. This access is in the form of a private driveway onto IL RT 47, south of the subject property, which was improved by the former property owner as a requirement in obtaining the 2003 Special Use Permits. The improvement primarily consists of a northbound, designated left turn lane on RT 47. The proposed mining operations will not in any measurable way increase traffic flows in and out of the site, as these operations will represent successor activities, rather than additional ones. The production and pace of mining – and associated truck traffic in and out of the site – will not increase but only change its point of origin, as the mining operations progress over time, in generally an easterly direction across the subject property. The traffic capacity of the improved intersection with IL RT 47 is sufficient for the proposed special use activities and minimizes congestion at all legs of this intersection.

11. Will the special use conform to regulations of district which it is located? As Lafarge is requesting no variances to existing zoning regulations as part of its special use request, and the presumption of conformity is held pursuant to Living Word, the requested special use will conform to the regulations of the district it is located.

LAW OFFICES
OF
JAMES F. COOKE, LTD.
A PROFESSIONAL CORPORATION

215 WEST ILLINOIS STREET
ST. CHARLES, ILLINOIS 60174-2850

FACSIMILE (630) 584-6103
TELEPHONE (630) 584-6800
EMAIL: JCOOKE@JIMCOOKELAW.COM

May 6, 2019

Kane County Zoning Board of Appeals
Attn: Zoning Enforcing Officer
719 Batavia Avenue
Geneva, Illinois 60134

**Re: Petition for Special Use
Legal Description of Subject Property is attached hereto
Property is generally located at the southwest corner of Rowe Road and IL ST RT 47
(Subject Property)**

**PETITION FOR SPECIAL USE IN THE F DISTRICT
FOR A SAND AND GRAVEL MINING EXPANSION**

Members of the Kane County Zoning Board of Appeals:

The Petitioner, Lafarge Aggregates Illinois, LLC, does hereby state as follows:

1. The titleholder/Petitioner of the Subject Property is Prairie Lane, LLC.
2. The Subject Property is 148.5 acres in size, zoned F District Farming and it is in farmland use, with row crop production and accompanying farmstead buildings. Property located immediately adjacent south and west of subject property is zoned F District Farming with a Special Use Permits allowing for sand and gravel mining and a concrete mixing plant. The sand and gravel extraction has occurred south of Subject Property for a period of approximately fifty (50) years.
3. Petitioner requests that the Subject Property be granted a Special Use in the F District to allow for the mining of sand and gravel, in accordance with Section 8.1-2.p of the County's Zoning Ordinance.
4. The Petitioner has since 2005-2006 owned and successfully operated the aforementioned existing sand and gravel enterprise south of Subject Property. Such operations have consistently been of the highest quality and provide ample


Petition for Special Use
May 6, 2019
Page 2

evidence of the Petitioner's capacity to utilize the Subject Property in such a way as to be compatible and in harmony with the surrounding neighboring properties and uses and in conformance with the requested Special Use Permit.

5. Finally, for the Zoning Board of Appeals consideration, the Petitioner calls to mind the 2001 Illinois Supreme Court Case City of Chicago Heights v Living Word Outreach Full Gospel Church and Ministries, Inc., where the Court in part bases its findings on certain authoritative reference materials noting that special uses "are considered compatible with other uses in the zoning district in which they are included" and that it is "generally held that an application for a special use permit may not be denied on the grounds that the use is not in harmony with the surrounding neighborhood". In short, the onus is not necessarily on the party applying for a special use to prove such use is in harmony and compatible with the surrounding neighborhood but instead, it is on the deciding authority to find proof that such use is not.
6. The Petitioner has shown on the site plan, attached hereto as Exhibit A, the proposed area to be mined, demarcated set back lines and the surrounding, perimeter berm to be constructed so to mitigate any adverse impacts associated with the sight of and noise and/or dust from mining activities to neighboring properties and vehicular passersby. At Exhibit B, the Petitioner has presented for the Board's consideration a series of plans reflecting the proposed Reclamation Plan for the Subject Property. This plan will be implemented as mining operations are completed in a generally west to east fashion across the Subject Property.

It is the Petitioner's position that the Special Use to allow for sand and gravel extraction requested herein is reasonable and consistent within the parameters of the Kane County Zoning Ordinance and the Kane County Comprehensive Land Use Plan.

Respectfully submitted,


James F. Cooke
Attorney for the Petitioner

**MEREDITH FARM SURVEY
SURVEYOR'S DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 17 AND THAT PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A ¾" STEEL PIPE FOUND AT THE NORTHEAST CORNER OF THE RE-SUBDIVISION OF WHISPERING OAKS ESTATES, BEING PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLACKBERRY TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1998 AS DOCUMENT NUMBER 98K119691, ALSO BEING A POINT ON THE WEST LINE OF F.A. ROUTE 64, ILLINOIS ROUTE 47 ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1970 AS DOCUMENT NUMBER 1172190; THENCE NORTH 89 DEGREES 44 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID RE-SUBDIVISION OF WHISPERING OAKS ESTATES 826.40 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 15 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID RE-SUBDIVISION OF WHISPERING OAKS ESTATES 1327.48 FEET TO A POINT ON THE NORTH LINE OF AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WILLIAM E. HANNA SURVEYORS, JOB NUMBER 12685, LAST REVISED JANUARY 31, 2019 AS MONUMENTED; THENCE SOUTH 89 DEGREES 43 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED NORTH LINE 2953.22 FEET TO A ¾" STEEL PIPE FOUND; THENCE NORTH 03 DEGREES 04 MINUTES 13 SECONDS EAST ALONG AN EAST LINE OF SAID ALTA/ACSM LAND TITLE SURVEY 936.17 FEET TO A ¾" STEEL PIPE FOUND; THENCE NORTH 81 DEGREES 39 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE 162.99 FEET TO A ¾" STEEL PIPE FOUND; THENCE NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE 159.93 FEET TO A ¾" STEEL PIPE FOUND; THENCE NORTH 03 DEGREES 04 MINUTES 13 SECONDS EAST ALONG SAID EAST LINE 807.53 FEET TO A MAG NAIL FOUND IN THE CENTERLINE OF ROWE ROAD; THENCE NORTH 73 DEGREES 36 MINUTES 50 SECONDS EAST DEPARTING FROM SAID EAST LINE OF ALTA/ACSM LAND TITLE SURVEY PREPARED BY WILLIAM E. HANNA SURVEYORS, JOB NUMBER 12685, LAST REVISED JANUARY 31, 2019, ALONG SAID CENTERLINE OF ROWE ROAD 129.57 FEET TO A COTTON PICKER SPIKE FOUND; THENCE CONTINUING NORTH 74 DEGREES 08 MINUTES 06 SECONDS EAST ALONG SAID CENTERLINE 566.50 FEET; THENCE NORTH 74 DEGREES 33 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID CENTERLINE 670.59 FEET; THENCE NORTH 74 DEGREES 42 MINUTES 14 SECONDS EAST CONTINUING ALONG SAID CENTERLINE 431.88 FEET TO A ¾" STEEL PIPE FOUND AT THE NORTHWEST CORNER OF PROPERTY CONVEYED BY WARRANTY DEED – JOINT TENANCY RECORDED SEPTEMBER 5, 1973 AS DOCUMENT 1277366; THENCE SOUTH 00 DEGREES 23 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF THE

LAST DESCRIBED PROPERTY 233.97 FEET TO A ¾" STEEL PIPE FOUND AT THE SOUTHWEST CORNER OF SAID PROPERTY CONVEYED BY WARRANTY DEED – JOINT TENANCY; THENCE NORTH 82 DEGREES 10 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF THE LAST DESCRIBED PROPERTY 371.48 FEET TO A ¾" STEEL PIPE FOUND AT THE SOUTHEAST CORNER OF SAID PROPERTY CONVEYED BY WARRANTY DEED – JOINT TENANCY; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF THE LAST DESCRIBED PROPERTY 207.55 FEET TO A ¾" STEEL PIPE FOUND AT THE NORTHEAST CORNER OF SAID CONVEYED PROPERTY, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 15 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 712.71 FEET TO A POINT ON THE WEST LINE OF AFORESAID F.A. ROUTE 64, ILLINOIS ROUTE 47 ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1970 AS DOCUMENT NUMBER 1172190; THENCE SOUTH 50 DEGREES 37 MINUTES 31 SECONDS EAST ALONG SAID WEST LINE 587.52 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 284.02 FEET ALONG SAID WEST LINE, BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1547.30 FEET AND WHOSE CHORD BEARS SOUTH 42 DEGREES 14 MINUTES 31 SECONDS EAST 283.62 FEET; THENCE SOUTH 41 DEGREES 17 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE, NON-TANGENT TO THE LAST DESCRIBED COURSE 94.81; THENCE SOUTH 35 DEGREES 57 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE 192.37 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE 147.80 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 6,466,615 SQUARE FEET OR 148.453 ACRES, MORE OR LESS.

PREPARED March 26, 2019
SPACECO, INC., cbl

LINE LEGEND

- Meredith Property Line
- Proposed Excavation Limit
- Elburn Property Line
- Current Excavation Limit



- Screening Berm** - To be built using overburden mat'l to a crest elevation of 814ft above sea level or higher (10ft minimum to 30ft+ height). All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed. Minimum height is shown, actual berm size may be greater.
 - Mined Out / Active Mining Zone** - To be excavated underwater at mine operator's discretion.
 - Overburden Storage Zone** - Mined-out areas used for storing overburden & interburden mat'l. All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed.
 - Mining or Overburden Storage Zone** - To be excavated at mine operator's discretion. Areas that prove unsuitable for mining may be used for storing overburden & interburden mat'l.
- *Diagram is conceptual, actual zones may vary. No excavation will take place outside of designated setback lines.



LorangerHolcim
CHICAGO, ILLINOIS

Revisions
DATE: SETBACK LINE UPDATE - IAB

Date: 08/01/2019

Mid-America Region

Proposed Land Use & Reclamation
Mining Phase 1

FOR
ELBURN SAND & GRAVEL

Scale: 1" = 700'
JOB No: _____
Drawn By: PDC
Design By: PDC
Reviewed By: MT, JP

LANE COUNTY, IL
DATE: 04/22/2019
Sheet
1 of 4

LINE LEGEND

- Heredith Property Line
- Proposed Excavation Limit
- Elburn Property Line
- Current Excavation Limit



- Screening Berm** - To be built using overburden mat¹ to a crest elevation of 814ft above sea level or higher (10ft minimum to 30ft+ height). All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed. Minimum height is shown, actual berm size may be greater.
 - Mined Out / Active Mining Zone** - To be excavated underwater at mine operator's discretion.
 - Overburden Storage Zone** - Mined-out areas used for storing overburden & interburden mat¹. All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed.
 - Mining or Overburden Storage Zone** - To be excavated at mine operator's discretion. Areas that prove unsuitable for mining may be used for storing overburden & interburden mat¹.
- ¹Diagram is conceptual, actual zones may vary. No excavation will take place outside of designated setback lines.

LafargeHolcim
CHICAGO, ILLINOIS

Project:
Elburn Sand & Gravel

Date:
04/24/2018

Drawn By:
PDC

Design By:
PDC

Reviewed By:
MT, JF

Sheet:
2 of 4

Mid-America Region

Proposed Land Use & Reclamation Mining Phase 2

FOR
ELBURN SAND & GRAVEL

KANE COUNTY, IL

LINE LEGEND

- Meredith Property Line
- Proposed Excavation Limit
- Elburn Property Line
- Current Excavation Limit



- Screening Berm** - To be built using overburden mat'l to a crest elevation of 81.4ft above sea level or higher (10ft minimum to 30ft+ height). All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed. Minimum height is shown, actual berm size may be greater.
- Mined Out / Active Mining Zone** - To be excavated underwater at mine operator's discretion.
- Overburden Storage Zone** - Mined-out areas used for storing overburden & interburden mat'l. All slopes will be graded to 3H:1V or shallower & seeded with native grasses when completed.
- Mining or Overburden Storage Zone** - To be excavated at mine operator's discretion. Areas that prove unsuitable for mining may be used for storing overburden & interburden mat'l.

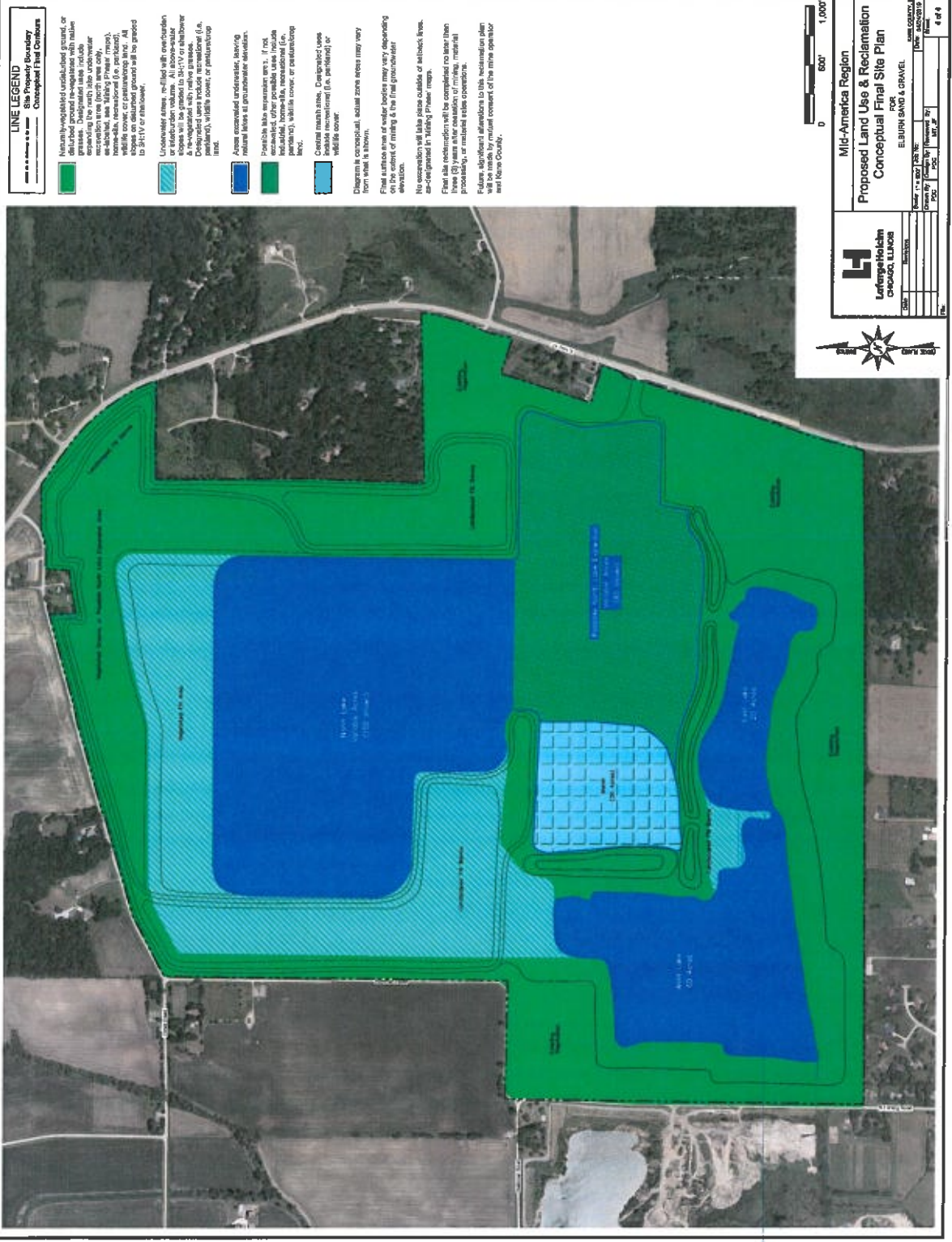
*Diagram is conceptual, actual zones may vary. No excavation will take place outside of designated setback lines.



Mid-America Region
Proposed Land Use & Reclamation
Mining Phase 3

Date	08/20/19	Revisions	RETRACT LINE UPDATE - AS
Drawn By	POC	Design By	POC
Reviewed By	MT, JF	Reviewed By	MT, JF
Job No.		Job No.	
Job Title	ELBURN SAND & GRAVEL	Job Title	ELBURN SAND & GRAVEL
Client	ELBURN SAND & GRAVEL	Client	ELBURN SAND & GRAVEL
Project		Project	
Sheet	3 of 4	Sheet	3 of 4

File:



LINE LEGEND

—— Site Boundary
—— Site Property Boundary
—— Conceptual Final Boundaries

- Native vegetation to be retained, or disturbed ground re-vegetated with native species. This includes areas surrounding the earth fill embankment, riparian areas, and areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland. All areas to be re-vegetated shall be graded to 3:1V or the steeper.
- Underwater areas, re-filled with overburden from the site, and areas with steep slopes will be graded to 3:1V or steeper. This includes areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland.
- Areas excavated and/or water, leaving residual fill at groundwater elevation. This includes areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland.
- Areas excavated and/or water, leaving residual fill at groundwater elevation. This includes areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland.
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- Areas excavated and/or water, leaving residual fill at groundwater elevation. This includes areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland.
- Areas excavated and/or water, leaving residual fill at groundwater elevation. This includes areas with native vegetation, home-site, meadowland (i.e. perched), wetlands, and areas with native wildlife cover, or pastureland.

Diagram is conceptual. Actual zone areas may vary from what is shown.

Final surface area of water bodies may vary depending on the amount of mining & the final groundwater elevation.

No excavation will take place outside of existing lines.

Final site boundaries will be established no later than 180 days after completion of mining & reclamation. Final site boundaries will be established no later than 180 days after completion of mining & reclamation.

Future site plan alterations to this reclamation plan will be made by mutual consent of the mine operator and New County.

0 600' 1,000'
 Mid-America Region
Proposed Land Use & Reclamation
Conceptual Final Site Plan
 FOR
 ELBURN SAND & GRAVEL
 Lorraine Holm
 CHICAGO, ILLINOIS
 DATE: 04/20/10
 DRAWN BY: LHO
 CHECKED BY: LHO
 PROJECT NO.: 10-001
 SHEET NO.: 4 of 4

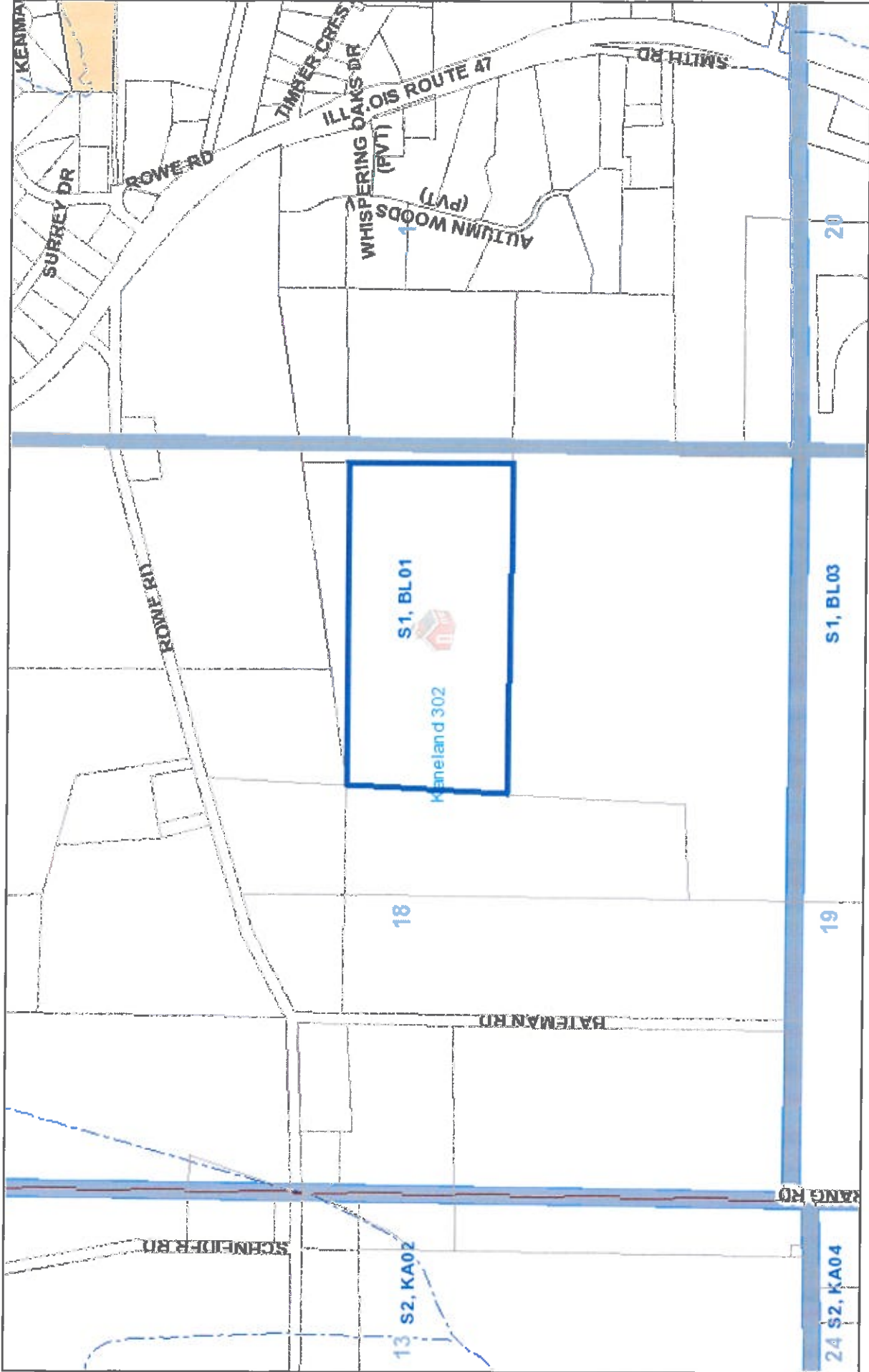


Image courtesy of USGS © 2012 Microsoft Corporation © 2010 HERE © 2010

Meredith Farm Parcels

Parcels: courtesy of Kane County Assessor
 Map Created: October 31, 2012

Map Title



June 24, 2019

GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Farruggia, Tony

From: Rauscher, Erin
Sent: Thursday, June 6, 2019 3:51 PM
To: Farruggia, Tony
Subject: RE: Kane County - Prairie Lane/LaFarge Special Use Petition - Request for Comment

No comments from the health department.

From: Farruggia, Tony <FarruggiaTony@co.kane.il.us>
Sent: Thursday, June 06, 2019 3:33 PM
To: Frasz, Drew <DFrasz@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; Supervisor@BlackberryTWP.com; Roads@BlackberryTWP.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; jwalter@elburn.il.us; jen.shroder@kanedupageswcd.org; teresa.witt@kaneland.org; glennmorgenroth@gmail.com; Cluchey_j@ecfpd.com; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
Subject: Kane County - Prairie Lane/LaFarge Special Use Petition - Request for Comment

To whom it may concern,

The attached Special Use request will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for Tuesday, July 9, 2019 at 7:00pm. Please forward to any relevant staff members or Plan Commissions and send any comments to our office by that day to ensure they can be considered by the Committee.

Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.IL.US
630.232.3494

County of Kane, Illinois
Development & Community Services Department

Applicant: LafargeHolcim
Contact: John Fay
Address: 1300 South IL RT 31
South Elgin, IL 60177

IDNR Project Number: 1909920
Date: 04/18/2019

Project: LafargeHolcim Elburn Mine Expansion
Address: SW corner of IL RT 47 and Rowe Rd, Elburn

Description: LafargeHolcim is applying for a special use zoning permit from Kane County to allow the company to expand their existing mining operation onto adjacent 148.4 acre farm, located north and northwest of existing quarry. Except for an existing farmstead located roughly center on the proposed site, which will be razed during mining activity, there are few or no trees on the subject property. LafargeHolcim will mine sand and gravel from this site and implement a reclamation plan when mining operations are completed, per government approvals.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Slippershell (*Alasmidonta viridis*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane



Township, Range, Section:

39N, 7E, 17

39N, 7E, 18

IL Department of Natural Resources
Contact:
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
County of Kane
Keith Berkhout
719 S. Batavia Ave
Geneva, Illinois 60134

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

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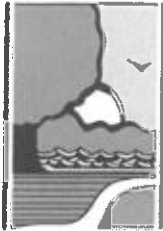
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Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

April 18, 2019

John Fay
LafargeHolcim
1300 South IL RT 31
South Elgin, IL 60177

RE: LafargeHolcim Elburn Mine Expansion
Project Number(s): 1909920
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500

Farruggia, Tony

From: Fire Marshal Schopp <schopp_l@ecfpd.com>
Sent: Tuesday, June 11, 2019 10:05 AM
To: Farruggia, Tony
Cc: Chief Cluchey
Subject: EX: Kane County - Prairie Lane/LaFarge Special Use Petition

Tony,

As long as we have access in the event of an emergency, the Elburn & Countryside Fire Protection District does not have any issues with the requested special use permit by LaFarge.

*Lisa M. Schopp
Fire Marshal
Elburn & Countryside Fire Protection District*

200 East Route 38
Elburn, IL 60119

Office # 630-365-6855
Fax # 630-448-1255
Email: Schopp_L@ecfpd.com

CONFIDENTIALITY NOTICE:

This message is covered by the Electronic Communications Privacy Act, Title 18, United States Code, Sections 2510-2521. This e-mail and any attached files are the exclusive property of Elburn & Countryside Fire Protection District, are deemed privileged and confidential, and are intended solely for the use of the individual(s) or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or believe that you have received this message in error, please delete this e-mail and any attachments and notify the sender immediately. Any other use, re-creation, dissemination, forwarding or copying of this e-mail is strictly prohibited and may be unlawful.

Farruggia, Tony

From: McGraw, Keith
Sent: Monday, June 17, 2019 2:52 PM
To: Farruggia, Tony; Nika, Kurt; Rickert, Tom
Subject: RE: Kane County - Prairie Lane/LaFarge Special Use Petition - Request for Comment

Tony,

In regard to the above referenced and attached zoning request to expand the existing special use, KDOT has no comment.

Thank you,

Keith McGraw

Kane County Division of Transportation – Permitting Section

From: Farruggia, Tony <FarruggiaTony@co.kane.il.us>
Sent: Thursday, June 6, 2019 3:33 PM
To: Frasz, Drew <DFrasz@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; Supervisor@BlackberryTWP.com; Roads@BlackberryTWP.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; jwalter@elburn.il.us; jen.shroder@kanedupageswcd.org; teresa.witt@kaneland.org; glennmorgenroth@gmail.com; Cluchey_j@ecfpd.com; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
Subject: Kane County - Prairie Lane/LaFarge Special Use Petition - Request for Comment

To whom it may concern,

The attached Special Use request will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for Tuesday, July 9, 2019 at 7:00pm. Please forward to any relevant staff members or Plan Commissions and send any comments to our office by that day to ensure they can be considered by the Committee.

Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.II.US
630.232.3494

County of Kane, Illinois
Development & Community Services Department