CALL TO ORDER- SPECIAL USE HEARING
At 7:55 p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL
Member Present: Walter Werderich, Special Use Hearing Officer
Staff Present: Matthew Asselmeier, AICP, Senior Planner; Scott Koeppel Acting Interim Director of Planning, Building and Zoning; Michael Goers, PBZ Intern; and County Board Member Matthew Prochaska
In the Audience: Robert Velazquez (the Petitioner) and Jim Menard

MINUTES
Mr. Werderich approved the April 3, 2017 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted.

Mr. Werderich swore in all members of the audience that wished to speak about the proposed special use.

PETITION
17-09  Semper Fi Land, Inc. (Robert Velazquez)
Request: Special Use Permit to Operate a Landscape Waste Composting Facility
Location: 1996 Cannonball Trail (On the East Side of Cannonball Trail Approximately 0.5 Miles South of Galena Road; PIN: 02-15-101-003), Bristol Township
Purpose: Petitioner Desires to Operate a Landscape Waste Composting Facility at the Property.

Mr. Asselmeier summarized the case and listed the recommended conditions proposed by Staff:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.

2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

3. The hours during which landscape waste may be received shall be 7:00am to 3:00pm (not 7:00 pm as originally proposed by the petitioner) Monday through Friday. The petitioner does not wish to have Saturday hours. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.

4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards or 65 dBA between 7:00am and 10:00pm and 55 dBA between 10:00pm and 7:00am as measured from the
property line on receiving residential lands. This restriction shall not apply to noise generated from maintenance vehicles. The petitioner agrees that the stricter noise regulations shall apply in cases of conflict.

5. A locked gate shall restrict vehicle access during closed hours except that a “lock-box” shall allow access to emergency vehicles.

6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. Water sampling shall occur at least one (1) time annually.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. Soil sampling shall occur at least one (1) time annually.

8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. Truck weights shall be limited to 73,280 pounds.

11. The operator shall provide weight receipts to Kendall County on a monthly basis.

12. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.

13. Tub grinders located on the property shall operate between the hours of 9:00am and 3:00pm, Monday through Friday.

14. The owner of the business allowed by this special use permit shall reside on the premises as his/her primary residence.

15. Waste collected on the site shall be clean landscape waste only; no food scrap waste shall be collected onsite.

16. The facility will be permitted to take in a maximum 26,000 cubic yards annually.
17. One (1) non-illuminated sign, measuring no larger than 4 foot X 8 foot, stating the name of the business, hours of operation, contact information of the owner, types of material accepted and any other information required for posting by any agency authorized to regulate the business allowed by this special use permit may be placed on the property.

18. The site plan shall be kept on file as Exhibit A attached to the ordinance approving the special use permit.

19. No piles of materials shall be stacked higher than twenty (20) feet.

20. The petitioner shall plant Mission Arborvitae trees along the eastern, southern and southwestern property lines. When planted the trees shall be 5 feet in height and shall provide a complete buffer from the east, south, and southwest within 5 years of planting. The location of the trees shall be included on the site plan. The petitioner shall maintain the existing tree line and shall replace trees as quickly as possible if they die or are severely damaged.

21. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility allowed by this special use permit.

22. If the business allowed by this special use permit receives any violations or citations from the Illinois Environmental Protection Agency, the business shall submit notifications of violations or citations to the Kendall County Solid Waste Coordinator within 30 days of receipt.

23. All vehicles and equipment with wheels shall be stored entirely within an enclosed structure when the business allowed by this special use permit is closed.

24. Upon approval of the special permit, but prior to the commencement of operations, the petitioner shall enter into a Host Agreement with Kendall County. A valid host agreement shall be required for the duration of the special use permit awarded by this ordinance.

25. The business allowed by this special use permit shall obtain a performance bond in the amount of the Illinois Environmental Protection Agency (IEPA) permitted closure cost estimate with the penal sum of the performance bond payable to either Kendall County or the IEPA. This bond shall be secured prior to the commencement of operations.

26. The owner of the business allowed by this special use permit shall pave with asphalt the driveway used by the business from Cannonball Trail east for a distance of thirty (30) feet of the driveway. The portion of the driveway that is paved with asphalt shall be maintained in good condition during the duration of the special use permit (This restriction was added at the Kendall County Regional Planning Commission meeting.)

27. The business allowed by this special use permit shall follow all applicable federal, state, and local laws related to the operation of the business.
28. The special use permit awarded by this ordinance shall be considered separate from the special use permit awarded by Ordinance 2012-23. Nothing in the special use permit awarded for a composting of landscape waste business removes any obligations the property owner may have as it relates to the requirements of Ordinance 2012-23.

29. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.

30. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Asselmeier stated that the United City of Yorkville submitted a memo and request that upon such time any new residential dwelling unit is permitted for construction and occupancy is established for at least sixty (60) days in the City of Yorkville within one-eighth (1/8) mile of the subject property, the United City of Yorkville will notify the owner/operator to establish a timeframe for closure of the composting facility within three (3) years and require a closure plan be developed and submitted to the City and IEPA in compliance with Section 830.213 Standards for Compost Facilities of the Illinois Environmental Protection Agency. A diagram showing the one-eighth (1/8) mile radius was also included.

Staff believes that the proposed restrictions will reduce any conflicts that may arise between the proposed use and adjoining land uses. Staff acknowledged that no proposed restriction completely resolves potential odor issues that may arise if the proposed business is not operated correctly.

Mr. Werderich opened the public hearing for audience comment.

Mr. Velazquez, Bristol, stated he does not believe that odor will be concern because he will turn the windrows on a consistent basis.

Mr. Werderich asked about the types of material that will be composted. Mr. Velazquez responded one type will be yard waste will be made into compost. Wood waste will be made into mulch.

Mr. Werderich asked about the proportion of compost and mulch. Mr. Velazquez responded that approximately 25% would be compost and 75% would be mulch.

Mr. Werderich asked about daily and weekly operations. Mr. Velazquez said that operations would vary, maybe one (1) day per week.

Mr. Werderich asked about number and size of vehicles. Mr. Velazquez said that vehicles would be one (1) ton dump trucks, six wheelers, or semi-trucks. Three-five (3-5) trucks per day were anticipated; this figure was on the high end.

Mr. Werderich asked about how the petitioner would investigate the condition of the grass delivered to the property. Mr. Velazquez said that he would be collecting other yard waste in addition to grass. Mr. Werderich
expressed his concerns regarding odors. The majority of yard waste taken to the property would be produced by Semper Fi.

Mr. Werderich asked about inspection procedures for material brought to the site. Mr. Velazquez responded that the yard waste could not be mixed with anything, must be clean yard waste; the material will be visually inspected. Then, the material will be dumped and moved.

The Bristol Ridge development surrounds the property and is within the United City of Yorkville. There are homes within one-eighth (1/8) of mile. Yorkville’s proposed restriction would not apply to existing homes or to home that were not occupied, like show homes.

Mr. Werderich asked if any mechanism existed to quantify odors. Mr. Asselmeier responded that, to his knowledge, no measurement system existed to measure odors.

Mr. Werderich asked if the petitioner had any objections regarding Yorkville’s recommendations. Mr. Velazquez responded that he is open to Yorkville’s request; he is not completely agreeable with the request to close within three (3) years as outlined in Yorkville’s request. Mr. Werderich expressed concerns about the lack of final agreement between the petitioner and Yorkville.

Jim Menard, Oswego, represented the property owner surrounding the subject property. His biggest concerns were odor and signage. The property was purchased to develop residential, not for farming. He requested that Yorkville’s recommendations be included in the restrictions.

Discussion occurred regarding the Bristol Ridge site plan. As currently proposed, Bristol Ridge contains four hundred twenty (420) residential units.

Mr. Asselmeier noted that the petitioner submitted green cards and proof of publication of the notice of the hearing and are on file.

Mr. Werderich closed the public hearing at 8:25 p.m. Mr. Werderich reviewed the following Findings of Fact for the special use and made the following findings:

**FINDINGS OF FACT**

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance and operation of the proposed business allowed by the special use permit could be detrimental to the public health and safety if appropriate restrictions are not implemented to monitor soil and water for contamination. The petitioner has plans to monitor the site for vectors. Odors could come from the site and negatively impact nearby properties if the waste is not properly turned.*

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make*
adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided appropriate buffering is established along the south, east, and southwest property lines, the operations of the business shall not be visible to adjoining properties. Odors could negatively impact the enjoyment of residential neighbors of their property. The petitioner plans to live on the property and, by so doing, will experience the same negative impacts, if any arise, that the neighbors experience as they relate to odors or vectors.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, adequate utilities and roads already exist and the petitioner plans to construct a gravel road to improve ingress and egress. The petitioner’s drainage plan is adequate for the proposed use.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. True, the special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the types of materials gathered onsite, the size of the proposed operations and the ability of the property to revert to other agricultural uses if the business proposed by the special use ceases operations.

Mr. Werderich said the proposed special use meets the required Findings of Fact. Accordingly, his recommendation is to approve the special use as proposed with thirty-one (31) restrictions, including Yorkville’s restriction on closure plan when residential development occurs.

This proposal shall go before the Planning, Building and Zoning Committee at their June 12, 2017 meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Werderich asked about the status of the proposed gun range on Church Road. Mr. Asselmeier responded that the proposal is at the PBZ Committee; the petitioner has not submitted a lead management plan.

NEW BUSINESS/OLD BUSINESS
There are no completed applications for special use permits for the July 3rd hearing.

PUBLIC COMMENT
None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 8:30 p.m.
Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Exhibits:
1. Staff Report Dated May 26, 2017
2. Publication Notice and Mailing to Neighbors (not included with the minutes, but on file)
3. 5-19-17 Memo from United City of Yorkville Including One-Eighth (1/8) Mile Aerial
In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

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<tr>
<th>NAME</th>
<th>ADDRESS</th>
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<td>Jeff Spang</td>
<td>8495 Fox River Dr.</td>
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<td>Robert Weisner</td>
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<tr>
<td>Jim McFarland</td>
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INTRODUCTION
Semper Fi Land, Inc., on behalf of Robert Velazquez, submitted a petition for a special use permit to operate a composting of landscape waste facility at 1996 Cannonball Trail. In 2012, the petitioner received a special use permit to operate a landscape business and residence at the subject property (Ordinance 2012-23).

SITE INFORMATION
PETITIONER    Semper Fi Land, Inc. (Robert Velazquez)
ADDRESS        1996 Cannonball Trail
LOCATION       On the East Side of Cannonball Trail about 0.5 Miles South of Galena Road
TOWNSHIP: Bristol  
PARCEL #: 02-15-101-003  
LOT SIZE: 5.2 acres  
EXITING LAND USE: Residential/Agricultural  
ZONING: A-1 Agricultural District with a Special Use Permit  

LRMP

| Land Use | County: Planned Rural Residential (Max 0.6 Du/Ac)  
|---------| United City of Yorkville: Estate/Conservation Residential  
| Roads   | Cannonball Trail is a County Road classified as a Major Collector Road  
| Trails  | A multi-use trail is shown on the East Side of Cannonball Trail  
| Floodplain/Wetlands | There are no wetlands or floodplain on the property.  

REQUESTED ACTION: A-1 Special Use to Operate a Composting of Landscape Waste  

APPLICABLE REGULATIONS: Section 7.01 D.16 – A-1 Special Uses – Permits Composting of Landscape Waste and Food Waste with the following stipulations:  
1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.

2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

3. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.

4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.

5. A locked gate shall restrict vehicle access during closed hours except that a “lock-box” shall allow access to emergency vehicles.

6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. Truck weights shall be limited to 73,280 pounds.

11. The operator shall provide weight receipts to Kendall County.

12. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.

13. Other conditions as appropriate for the particular facility. (Amended 6/20/2006)

Section 13.08 – Special Use Procedures

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<th>SURROUNDING LAND USE Location</th>
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<th>Adjacent Zoning</th>
<th>Land Resource Management Plan</th>
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<td>Suburban Residential (Estate Residential)</td>
<td>Yorkville, A-1 and R-3</td>
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PHYSICAL DATA

ENDANGERED SPECIES REPORT
EcoCAT Report submitted and consultation was terminated. The EcoCat was included with the Application Materials; see Attachment 5.

NATURAL RESOURCES INVENTORY
LESA score was 169 indicating a low level of protection. The NRI was included with the Application Materials; see Attachment 5.
ACTION SUMMARY

BRISTOL TOWNSHIP
Petition information was sent to Bristol Township April 25th. To date, no written comments have been received from Bristol Township. The Bristol Township Highway Commissioner and Township Supervisor attended the ZPAC meeting and expressed concerns about odor and size of trucks entering and leaving the property.

UNITED CITY OF YORKVILLE
Petition information was sent to the United City of Yorkville April 25th. This matter will be discussed at their June 6th EDC meeting and June 14th PZC meeting. Yorkville Staff requested that the gravel driveway be paved. The petitioner agreed to pave the apron area at the May 24th Regional Planning Commission meeting.

ZPAC
ZPAC met on the proposal on May 2nd. Discussion centered on creating a host fee, establishing a bond in case a cleanup is required, and planting trees as a screen along the eastern, southern and southwestern property lines. ZPAC unanimously recommended approval of the proposal subject to the following conditions and the minutes are included as Attachment 18:

1. The special use plat shall be amended to show a dedicated ROW instead of a trail.
2. The host fee shall be the same as the fee paid by Green Organics ($0.80 per ton until November 30, 2019 then the fee goes to $0.85 per ton starting December 1, 2019).
3. The host fee shall be converted to per cubic yard.
4. The host fee shall be paid monthly.
5. The petitioner shall create a form to track deliveries and quantities.
6. Sampling of water shall occur at least one (1) time per year.
7. Sampling of soil shall occur at least one (1) time per year.
8. The petitioner shall supply a bond to Kendall County to fund the cleanup of the site. The petitioner shall research dollar amounts for the bond.
9. No piles of materials shall be stacked higher than 20 feet.
10. The petitioner shall plant evergreen trees along the eastern, southern and southwestern property lines for screening.
11. The petitioner shall maintain the existing tree line.
12. The petitioner shall replace trees as quickly as possible if they die or severely damaged.

KCRPC
The Kendall County Regional Planning Commission held a meeting on this matter on May 24th. The petitioner outlined his proposal. The KCRPC heard from a representative of the adjoining property owner; this property was preliminarily platted for a residential subdivision. The representative of the adjoining property expressed concerns regarding the impact of the proposed special use permit on property values and the ability to develop the property in the future. Concerns regarding odors were expressed several times during the meeting. The KCRPC issued a positive recommendation by a vote of 5-1. At least one (1) Commissioner believed that the development of the adjoining property into a residential subdivision was not imminent and that the proposed buffer would be in place prior to the construction of the subdivision. The Commissioner that voted no asked several questions related to odor control.

BUSINESS OPERATION
The petitioner desires to operate a landscape waste composting business at the subject property. This business would be in addition to the landscaping business that the petitioner currently possesses a special use permit for at the subject property. The owner of Semper Fi Land, Inc., Robert Velazquez, also lives on the subject property.

The petitioner submitted a business plan which is included with the Application Materials; see Attachment 5. As noted on page 5 of the Project Narrative, the petitioner plans to collect only landscape and yard waste at the site, no food waste or organic material will be collected. The majority of the waste (85%) will be turned into mulch with the remainder turned into compost material. The petitioner anticipates receiving approximately 100 to 150 cubic yards per day with a daily maximum of 250 cubic yards. The petitioner plans...
to monitor all truck loads to ensure that only clean material is deposited onsite. Anticipated equipment on the site include trucks, Morbark 1000 Tub Grinder, a wheel loader and skid loader. The petitioner has a windrow plan (see page 8 of the Project Narrative), and a plan to control dust, odor, noise, and vectors (see page 9 of the Project Narrative). The petitioner also supplied additional information on stormwater and leachate controls; Application Addendum Attachment 6.

Because the petitioner submitted documents at various stages, some of the figures referenced in the application materials may be numbered differently.

Per 415 ILCS 5/3.270, “landscape waste” means all accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees.

The proposed business will have between 2 and 5 employees.

The petitioner was agreeable to addressing Staff’s concerns regarding hours of operation, tub grinder operation, noise restrictions, and capping the amount of material received. The details of a host agreement need to be finalized.

The petitioner provided a closure plan, which is included as Attachment 17. Staff contacted the petitioner’s engineer with questions regarding accessing the $53,750 mentioned in the plan. The petitioner and owner would be responsible for paying the $50,000 civil penalty and $10,000 per day penalty for not implementing the closure plan.

BUILDING CODES
No new buildings are planned as a result of this proposal. Any new structures constructed would be required to follow applicable building codes.

ACCESS
The property fronts Cannonball Trail. The petitioner plans to install a gravel driveway south of the lawn; see Attachments 7 and 8.

TRAILS
The petitioner already dedicated the necessary ROW for trails as required in the previous special use permit application.

PARKING
The petitioner already possesses a small amount of parking near the house and sheds; no additional parking is planned.

LIGHTING
No additional lighting is planned.

SIGNAGE
On page 5 of the Project Narrative, see Attachment 5, the petitioner outlined the type of signage that will be placed on the property.

SCREENING
All vehicles and equipment that can be moved shall be stored inside a building when not in use. The petitioner installed evergreen to separate the composting facility from the residential use. Additional screening may be required around the property. ZPAC requested that evergreens be planted along the eastern, southern and southwest property lines as a buffer.

STORMWATER
No portion of the property is in a flood area and no wetlands exist on the property.

WBK submitted Attachment 15 regarding stormwater calculations. The petitioner response is included as Attachment 16. WBK submitted a follow-up response which is included as Attachment 19. The petitioner followed up with a letter, Attachment 20. WBK responded with Attachment 21.
HOST FEE
The other landscape waste composting facility in the County pays a host fee of $0.80 per ton. This figure will increase to $0.85 per ton on December 1, 2019. ZPAC recommended a similar host fee for this proposal.

The host fee agreement with the other landscape waste composting facility is a separate document from the special use permit. Because of the detail of a host fee agreement, Staff recommends that the host fee agreement be a separate document from the special use permit.

FINDINGS OF FACT
That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance and operation of the proposed business allowed by the special use permit could be detrimental to the public health and safety if appropriate restrictions are not implemented to monitor soil and water for contamination. The petitioner has plans to monitor the site for vectors. Odors could come from the site and negatively impact nearby properties if the waste is not properly turned.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided appropriate buffering is established along the south, east, and southwest property lines, the operations of the business shall not be visible to adjoining properties. Odors could negatively impact the enjoyment of residential neighbors of their property. The petitioner plans to monitor the site for vectors. Odors could come from the site and negatively impact nearby properties if the waste is not properly turned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, adequate utilities and roads already exist and the petitioner plans to construct a gravel road to improve ingress and egress. The petitioner’s drainage plan is adequate for the proposed use.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. True, the special use shall conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the types of materials gathered onsite, the size of the proposed operations and the ability of the property to revert to other agricultural uses if the business proposed by the special use ceases operations.

RECOMMENDATION
If approved, Staff recommends the following conditions be included in the approving special use ordinance:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.

2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

3. The hours during which landscape waste may be received shall be 7:00am to 3:00pm (not 7:00 pm as originally proposed by the petitioner) Monday through Friday. The petitioner does not wish to have Saturday hours. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards or 65 dBA between 7:00am and 10:00pm and 55 dBA between 10:00pm and 7:00am as measured from the property line on receiving residential lands. This restriction shall not apply to noise generated from maintenance vehicles. The petitioner agrees that the stricter noise regulations shall apply in cases of conflict.

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9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. Truck weights shall be limited to 73,280 pounds.

11. The operator shall provide weight receipts to Kendall County on a monthly basis.

12. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.

13. Tub grinders located on the property shall operate between the hours of 9:00am and 3:00pm, Monday through Friday.

14. The owner of the business allowed by this special use permit shall reside on the premises as his/her primary residence.

15. Waste collected on the site shall be clean landscape waste only; no food scrap waste shall be collected onsite.

16. The facility will be permitted to take in a maximum 26,000 cubic yards annually.

17. One (1) non-illuminated sign, measuring no larger than 4 foot X 8 foot, stating the name of the business, hours of operation, contact information of the owner, types of material accepted and any other information required for posting by any agency authorized to regulate the business allowed by this special use permit may be placed on the property.

18. The site plan shall be kept on file as Exhibit A attached to the ordinance approving the special use permit.

19. No piles of materials shall be stacked higher than twenty (20) feet.

20. The petitioner shall plant Mission Arborvitae trees along the eastern, southern and southwestern
property lines. When planted the trees shall be 5 feet in height and shall provide a complete buffer
from the east, south, and southwest within 5 years of planting. The location of the trees shall be
included on the site plan. The petitioner shall maintain the existing tree line and shall replace trees as
quickly as possible if they die or are severely damaged.

21. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility
allowed by this special use permit.

22. If the business allowed by this special use permit receives any violations or citations from the Illinois
Environmental Protection Agency, the business shall submit notifications of violations or citations to
the Kendall County Solid Waste Coordinator within 30 days of receipt.

23. All vehicles and equipment with wheels shall be stored entirely within an enclosed structure when the
business allowed by this special use permit is closed.

24. Upon approval of the special permit, but prior to the commencement of operations, the petitioner shall
enter into a Host Agreement with Kendall County. A valid host agreement shall be required for the
duration of the special use permit awarded by this ordinance.

25. The business allowed by this special use permit shall obtain a performance bond in the amount of the
Illinois Environmental Protection Agency (IEPA) permitted closure cost estimate with the penal sum of
the performance bond payable to either Kendall County or the IEPA. This bond shall be secured prior
to the commencement of operations.

26. The owner of the business allowed by this special use permit shall pave with asphalt the driveway
used by the business from Cannonball Trail east for a distance of thirty (30) feet of the driveway. The
portion of the driveway that is paved with asphalt shall be maintained in good condition during the
duration of the special use permit (This restriction was added at the Kendall County Regional
Planning Commission meeting.)

27. The business allowed by this special use permit shall follow all applicable federal, state, and local
laws related to the operation of the business.

28. The special use permit awarded by this ordinance shall be considered separate from the special use
permit awarded by Ordinance 2012-23. Nothing in the special use permit awarded for a composting
of landscape waste business removes any obligations the property owner may have as it relates to
the requirements of Ordinance 2012-23.

29. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the
Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or
other legal actions.

30. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the
remaining conditions shall remain valid.

ATTACHMENTS
1. Zoning Plat
2. Plat of Easement
3. Site Operations
4. Aerial
5. Application Materials (Including Business Plan and Project Narrative, Proof of Ownership, NRI Summary,
   EcoCat, and Applicant’s Version of Findings of Fact)
6. Application Addendum (Additional Business Information and Stormwater Information)
7. Entrance from Cannonball
8. Looking East
9. Looking East from Southeast Corner of Grass
10. Looking Southeast
11. Looking East from Driveway
12. Looking South from Driveway
13. Looking North from Driveway
14. Ordinance 12-23
15. WBK Letter
16. Petitioner’s Response to WBK Regarding Stormwater
17. Closure Plan
18. ZPAC Minutes
19. WBK Second Letter
20. Deigen and Associates, LLC Letter 5-24-17
21. WBK Letter 5-24-17
22. KCRPC Minutes 5-24-17
ZONING PLAT FOR SPECIAL USE PERMIT
PART OF THE SOUTHWEST QUARTER OF SECTION 10 and
PART OF THE NORTHWEST QUARTER OF SECTION 15, T37N-R7E, 3rd PM
BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:
Robert Volkmer
1900 Commonwealth Blvd
Kendallville, IN 47029

ZONING TRACT AREA
246.009 Sq.Ft. = 0.2522 Acres
255.989 Sq.Ft. = 0.0289 Acres (Excluding Road)  

PRESENT ZONING:
A-1-1/2 (Agricultural - District - Special Use)  

PROPOSED ZONING:
A-1-1/2 (Agricultural District - Special Use)  
P.L.N. 93-15-101-003

LEGAL DESCRIPTION OF TRACT TO BE REZONED:
The part of the Southwest Quarter of Section 10, T37N-R7E, 3.35 Acres of the
A-1-1/2 District, and the part of the Northwest Quarter of Section 15, T37N-R7E,
3.35 Acres of the A-1-1/2 District, located in Bristol Township, in Kendall County,
Illinois, described as follows:

BASE FLOOD ELEVATION:
The subject property is not included in a Special Flood Zone Area as reported in FEMA Flood
Insurance Rate Map Number 17690050040 with an effective date of January 8, 2014.

WETLANDS:
There were no wetlands determined on the subject property.

SOILS:

SWDA/WRRC - Web Soil Survey, 2016:

14GA - Moderately well-drained
612C - Well-drained, 0% to 25% slopes
5302A - Well-drained, 0% to 25% slopes
09A - Moderately well-drained, 0% to 25% slopes
PLAT OF EASEMENT
PART OF THE SOUTHWEST QUARTER OF SECTION 10 and
PART OF THE NORTHWEST QUARTER OF SECTION 15, T37N—R7E, 3rd PM
BRISTOL TOWNSHIP  KENDALL COUNTY  ILLINOIS

LEGAL DESCRIPTION:
That part of the Southwest Quarter of Section 10, Township 37 North, Range 7 East of the
Third Principal Meridian, and that part of the Northeast Quarter of Section 15, Township and
Range aforesaid, described as follows: Commencing at the Southwest Corner of said Southwest
Quarter, thence Southwardly along a line which if extended would intersect the Northerly Line
of the former lands of Charles Hunt at a point on said Northerly Line which is 1551.80 feet
Westward of the West Line of a tract of land conveyed by Nelson C. Rider to Jerry W. Rider by
a Warranty Deed recorded November 29, 1911 in Book 66 of Deeds, Page 25 and depicted in
Plat Book 1 at Page 65, a distance of 936.61 feet to the center line of Cannonball Trail;
thence Southwesterly, along the line of the last described course, 39.21 feet to the
Southeasterly Right-of-Way Line of Cannonball Trail for a point of beginning; thence
Southeasterly along the last described course, 16.80 feet to a line which is 15.0 feet
Southeasterly and parallel with said Southeasterly Right-of-Way Line; thence Northeasterly,
parallel with said Southeasterly Right-of-Way Line, 514.07 feet; thence Northeasterly, along a
tangential curve to the left with a radius of 1091.70 feet and being 15.0 feet Southeasterly of
and concentric with said Southeasterly Right-of-Way Line, 68.45 feet to the Northeast Line
of a Tract conveyed to Robert Velazquez by Special Warranty Deed recorded October 23, 2012
as Document 201200020734; thence Northwesterly, along said Velazquez Tract, 15.0 feet to
said Southeasterly Right-of-Way, thence Southwesterly along said Southeasterly Right-of-Way,
being a curve the the right with a radius of 1076.70 feet, an arc distance of 68.49 feet;
thence Southwesterly, along said Southeasterly Right-of-Way, 521.64 feet to the point of
beginning in Bristol Township, Kendall County, Illinois.

STATE OF ILLINOIS
COUNTY OF KENDALL

I, Philip D. Young, an Illinois Professional Land Surveyor and an officer of Philip D. Young and Associates, Inc.,
state that I have surveyed the attached described tract as shown by the plat hereon drawn which is a representation
of said survey. Field work was completed February 24, 2017. This professional service conforms to the current
Illinois minimum standard for a boundary survey.

Dated April 13, 2017 at Yorkville, Illinois

Philip D. Young
Illinois Professional Land Surveyor No. 2578
(Expires 11/30/18)
January 24, 2017

Department of Planning, Building & Zoning
Kendall County
111 West Fox Street
Yorkville, Illinois 60560

Re: Special Use Application for Compost Facility
Semper Fi Land Inc.
1996 Cannonball Trail
Bristol, Kendall County, Illinois 60512

To Whom It May Concern:

Enclosed for your review is a Special Use application to develop a landscape waste compost facility for Semper Fi Land Inc. located at 1996 Cannonball Trail in Bristol, Kendall County, Illinois. Please contact the applicant and the undersigned with questions or should your Staff need additional information.

Sincerely,
Deigan & Associates, L.L.C

Steven M. Schilling, P.E.
Sr. Project Manager/Sr. Engineer

Gary J. Deigan
Principal

Enclosures
Special Use Application
Landscape Waste Compost Facility

Owner:
Robert R. Velazquez
SEMPER FI LAND INC.
VOSB CVE MBE DBE SBE

Facility Location:
1996 Cannonball Trail
Bristol, Kendall County, Illinois 60512

January 24, 2017

Submitted to:
Kendall County
Department of Planning, Building & Zoning
111 West Fox Street
Yorkville. Illinois 60560

Prepared by:
Deigan & Associates, LLC
Environmental Consultants
28835 N Herky Dr. Unit 120
Lake Bluff. Illinois 60044
Phone 847.578.5000
Fax 847.549.3242
www.deiganassociates.com
NAME OF APPLICANT
Robert Velazquez

CURRENT LANDOWNER/NAME(s)
Robert Velazquez

SITE INFORMATION
ACRES 5.2
SITE ADDRESS OR LOCATION 1996 Cannonball Trail, Bristol, Illinois
ASSESSOR’S ID NUMBER (PIN) 02-15-101-003

EXISTING LAND USE
Ag - Residential
CURRENT ZONING A-1
LAND CLASSIFICATION ON LRMP Suburban Residential

REQUESTED ACTION (Check All That Apply)
X SPECIAL USE _ MAP AMENDMENT (Rezone to ___)
ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for ___ SITE PLAN REVIEW
TEXT AMENDMENT ___ RPD (___ Concept, ___ Preliminary, ___ Final) ___ ADMINISTRATIVE APPEAL
PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication)
AMENDMENT TO A SPECIAL USE ___ Major, ___ Minor

PRIMARY CONTACT
Robert Velazquez
PRIMARY CONTACT MAILING ADDRESS 1996 Cannonball Trail, Bristol, II
PRIMARY CONTACT EMAIL

PRIMARY CONTACT PHONE # PRIMARY CONTACT FAX # PRIMARY CONTACT OTHER # (Cell, etc.)

ENGINEER CONTACT
Gary Deigan
ENGINEER MAILING ADDRESS 28835 N. Herky Drive, Unit 120, Lake Bluff, IL
ENGINEER EMAIL

ENGINEER PHONE # ENGINEER FAX # ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT DATE 1-24-17

FEE PAID: CHECK #: 

1 Primary Contact will receive all correspondence from County
2 Engineering Contact will receive all correspondence from the County’s Engineering Consultants
Project Narrative

Special Use Application - Sempre Fi Land Inc.
1996 Cannonball Trail, Bristol, Kendall County, Illinois
1.0 Applicant Identification and Location Information

The Special Use Application proposes to utilize the property located at 1996 Cannonball Trail in Bristol, Kendall County, Illinois (the “Site”), depicted in Figure 1 (the Site Map), as a landscape waste composting facility operated by Semper Fi Land, Inc. (Semper Fi). The property is currently approved for operation as a landscape contracting Co. This special use application would simply allow yard waste to be processed into mulch as an important recycling benefit to managing yard waste. Semper Fi is a veteran-owned small, disadvantaged business enterprise, owned and operated by Mr. Robert Velazquez. Semper Fi has been operating as a business in Kendall County for over 10 years.

Semper Fi has completed the Special Use Application (including the application fee) which is included as an attachment.

According to the Plat of Survey, the legal description of the Site is as follows:

"THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP AND RANGE AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTHERLY LINE OF THE FORMER LANDS OF CHARLES HUNT AT A POINT ON SAID NORTHERLY LINE WHICH IS 1551.80 FEET WESTERLY OF THE WEST LINE OF A TRACT OF LAND CONVEYED BY NELSON C. RIDER TO JERRY W. RIDER BY A WARRANTY DEED RECORDER NOVEMBER 29, 1911 IN BOOK 66 DEEDS, PAGE 25 AND DEPICTED IN PLAT BOOK 1 AT PAGE 62. A DISTANCE OF 938.61 FEET TO THE CENTER LINE OF CANNONBALL TRAIL. FOR A POINT OF BEGINNING; THENCE SOUTHEASTLY ALONG THE LAST DESCRIBED COURSE EXTENDED, 447.72 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE, WHICH FORMS AN ANGLE OF 160 DEGREES 49 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 296.83 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 309.14 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 132 DEGREES 19 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURE CLOCKWISE THEREFROM, 386.56 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTHWESTERLY ALONG CENTERLINE TO THE POINT OF BEGINNING, EXCEPTING THEREFORE THAT PART TAKEN FOR PUBLIC ROAD PURPOSES. IN BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS."
A. Proposed Use of Site

Semper Fi has applied for all necessary Illinois IEPA permits to become a landscape waste compost facility concurrently with its application for Special Use Zoning. A landscape waste compost facility provides important recycling and processing of landscape waste into mulch. Semper Fi will utilize only landscape waste including yard waste and other woody material for compost material. Food waste or other organic waste will not be received. Approximately 85% of the landscape waste will be processed into mulch and the other 15% of the material will be processed compost material that is used as a soil supplement for planting.

The site’s existing use as landscape waste contractor yard and it’s rural setting with large buffer zones and proposed vegetative screening make this property a compatible use for compost/mulch production. The Semper Fi Owner resides on the property. thus further ensuring that the facility will be a good neighbor.

B. Days and Hours of Operation

Business hours for the landscape waste composting facility will be 7 AM to 3:00 PM Monday through Friday. The facility will be closed on Saturday and Sunday. The grinder will only be operated during the above business hours.

At the entrance of the compost facility a permanent sign will be placed containing pertinent information for operating such landscape waste compost facility. The sign shall read:

Semper Fi Land Inc. Landscape Waste Compost Facility
1996 Cannonball Trail, Bristol, Illinois 60512
Operating Hours: M – F 7 AM – 3 PM (post project contractor landscape waste unloading may occur until 7PM).
Materials Accepted: Wood materials including wood chips, branches and logs
Yard waste including leaves, grass clippings and small branches

COMPLAINTS CONCERNING THIS FACILITY CAN BE MADE TO THE FOLLOWING PERSONS: OWNER/OPERATOR: ROBERT VELAZQUEZ. (630) 518-8484 ILLINOIS ENVIRONMENTAL PROTECTION AGENCY. BUREAU OF LAND (217) 782-3397

It is important to note that IEPA or its delegated inspection program to the County will have authority to inspect this facility and cite non-compliance matters.

C. Employees & Training Procedures
It is estimated that 2-5 employees will be used for the Semper Fi composting operation. These employees can be broken down into the following job descriptions: facility owner, equipment operators, and landscape waste truck drivers.

The facility owner/manager is directly responsible for overall day-to-day operations. Additional employees on-site will include two equipment operators. Responsibilities will be to keep the operating areas clean and organized. The equipment operators will also be responsible for greeting visitors, completing paperwork, and directing customers to designated landscape waste areas for processing. Equipment operators move landscape waste from designated storage areas to the facility grinder for processing. Equipment operators will process materials to make mulch and compost. Semper Fi drivers will transport landscape waste from Semper Fi jobs for processing. Operating hours for material brought to the site are from 7 AM to 7 PM. All material brought to the site will be processed within the applicable IEPA standards. The tub grinder will only operate from 7 AM to 3 PM.

Semper Fi management and employees will be trained to ensure compliance with all conditions of the IEPA permit and Kendall County requirements.

D. Logistics

Landscape waste is processed at the facility as shown on Figure 3. Landscape waste is delivered to the facility by Semper Fi trucks, other landscape waste contractors, or homeowners who have generated landscape waste. To access the compost facility operations a driveway will be constructed on the southern portion of the Site, that provides access from Cannonball Trail. This proposed driveway will be the main path for incoming and outgoing trucks. The road will provide suitable load bearing capacity and appropriate turning radius for the types of trucks that enter and exit the Semper Fi Facility. As trucks enter the facility, they are directed to operations building to gather information on the incoming material and complete an inspection of the material. The visual inspection will ensure raw materials brought to the facility are only woody materials or landscape waste and are free of any materials that would pose as a hazard to human health, including glass or metal shards. The visual inspections will ensure materials brought to the site do not contain man made materials larger than four millimeters in size. Once incoming material is inspected and recorded, trucks are directed to the appropriate unloading area by employees. The quantity of incoming compost material and mulch will be measured by monitoring the size of the truck loads, and maintaining a count of loads per day. Records will be kept in the operations building onsite.

Semper Fi will accept woody material and yard waste including wood chips, branches, logs, leaves, grass clippings, and small tree limbs for compost material. The material accepted at the Site will consist of approximately 70% woody material and 30% landscape waste. The landscape waste brought to the facility will be sorted into material requiring further processing including size separation and grinding. The estimated amount of
landscape waste to be received by the facility ranges between 100 and 150 cubic yards per day. The maximum the facility anticipates receiving in a day is 250 cubic yards. This low volume will ensure timely processing (which ensures odors are mitigated) and reasonable, low profile material stockpiles.

The typical composition of the daily recycle stream is approximated in the following table. Percentages are based on waste composition by quantity of material received.

<table>
<thead>
<tr>
<th>Daily Recycle Stream Categories</th>
<th>Material Types</th>
<th>% of Total Recycle Stream (By Weight)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Material</td>
<td>Wood Chips</td>
<td>70%</td>
</tr>
<tr>
<td></td>
<td>Branches</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Logs</td>
<td></td>
</tr>
<tr>
<td>Landscape Waste</td>
<td>Grass Clippings</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>Leaves</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small tree limbs</td>
<td></td>
</tr>
</tbody>
</table>

This typical composition may vary widely based on the type of landscape jobs being completed in the area. Approximately 85% of material will be processed into mulch and 15% will be processed into compost material.

F. Composting and Mulching Procedure

Two equipment operators will be employed at the Site. The equipment operators will be responsible for maintaining the operations area, greeting and directing customers, managing paperwork, and processing composting material. Semper Fi anticipates receiving approximately 2,000 to 3,000 cubic yards of landscape waste per month to process during the 9-10 month landscape season. Incoming composting waste will be quantified through monitoring incoming truck loads and the various truck sizes.

Methods implemented to control the type of landscape waste received will include inspecting each load received to verify that non-compostable waste is not being transported to the Site. If non-compostable material is transported to the Site, the non-compostable material will be rejected and prohibited from being dumped on-site.

Staging areas on-site will be adequate in size and design to facilitate the unloading of landscape waste from delivery vehicles. The southeast portion of the Site property will be utilized for vehicle delivery and turnaround, staging of unprocessed materials (drop-off), tub grinder operations, and stockpiled compost material. The staging areas on-site comprise approximately 1.2 acres.
Prior to windrowing, the compost waste will be processed through a tub grinder. The maximum length of time required to process each day’s receipt of waste into windrows will be by the end of day.

The windrows will be constructed for optimum oxygen transfer, while maintaining temperatures in the proper range. Windrow construction will include lifting the compostable material with an excavating bucket of a front-end loader, and letting it cascade to the ground to form a loose pile of compost. After windrowing the compostable material, the material will be lightly compacted with a loader or excavator bucket. The dimensions of the two windrow piles will each be approximately 13 feet high by 19 feet wide, and between 200-250 linear feet. Both windrow piles will be turned at least monthly (or more frequently as needed) using a front-end loader. The Site will be lined with trees that will provide a visual buffer and aesthetics. Some areas of the site may be fenced to prevent unknowing trespasser safety concerns around equipment.

Approximately 85% of landscape waste brought to the Site will be ground into mulch for reuse and resale. The woody material will be ground and placed in the designated storage areas for Semper Fi landscape jobs or resale to contractors and home owners.

The source and providers of landscape waste will include Semper Fi and others who have clean usable materials available. The end users will include Semper Fi, homeowners, and other landscape contractors.

II. Equipment

**Semper Fi Trucks:** The Semper Fi truck fleet will bring landscape waste to the Site from Semper Fi jobs for composting.

**Tub Grinder:** The role of the Morbark 1000 Tub Grinder is to reduce the landscape waste to mulch/compost material. The grinder can operate at a capacity of 30 tons/hour. The grinder is 48’2” in length, 8’6” wide, 12’11” in height, and weighs approximately 28,740 lbs.

**Wheel Loader:** A three-yard wheel loader will be used to support the unloading/sorting process and to move heavy objects around the facility.

**Skid-steer Loader:** A tracked skid-steer will be used for onsite operations, primarily for clean up around site operation equipment. They are also used for other site tasks when needed.
In the event of equipment break down causing facility operations to cease, proper equipment will be leased/rented until repairs can be made to ensure processing times and composting procedures are achieved.

1. Dust, Odor, Noise, and Vector Control

In the unlikely event that temporary odors are observed on-site, the compost piles will be immediately aerated. Compost piles will be aerated frequently to prevent potential odors at the Site.

All loads delivered to the Site will undergo visual inspection to ensure only landscape material is brought onsite prior to proper dumping. Loads that are observed with improper material will be directed off the premises by Semper Fi employees.

If noticeable dust is observed at the Site, Semper Fi Land, Inc. will wet the ground (or source of dust) with water to prevent further spreading. Noise mitigation strategies will be implemented at the Site through the use of a vegetative perimeter buffer. If noise issues persist at the Site, an engineered noise barrier will be installed at the Site. Further, the Site will only operate during regular business hours to not disrupt the surrounding residences.

Vectors, such as insects, ticks, rodents, some birds, and other animals, will be controlled through various strategies. One method of vector control would be density reduction, by focusing population density controls at the breeding sites. Methods would include environmental management (drainage, filling, leveling of depressions and borrow pits, etc.) or the use of insecticides (larvicides). Larvicides may only be used as a last resort and in extreme cases. and if larvicides are used, the chemical should not kill non-target organisms or contaminate soil or groundwater. Additionally, garbage will not be left out at the Site and odor will be controlled with methods previously described.

J. Daily Cleanup

The facility is maintained on a daily basis by placing incoming landscape waste into designated storage area for processing. Once material have been processed, material will be placed in the correct corresponding area for making compost material. The loading/unloading area is cleaned with the tracked skid-steer to maintain safe truck access. Facility is cleaned daily to minimize dust, debris, odors, and vectors onsite by utilizing equipment onsite, hand brooms, and/or wetting surfaces when necessary.

3. Stormwater Runoff Management

Stormwater and landscape waste leachate controls as required pursuant to 35 IAC 830.204 will be used. Stormwater or other water which comes into contact with landscape waste will be considered landscape waste leachate and will be collected and reused in the process.
properly disposed of off-site, or treated as necessary prior to discharge off-site. Particular design measures will prevent ponding of landscape waste leachate on-site.

The design of the facility will prevent any compost material from being placed within five feet of the water table pursuant to 35 IAC 830.203(a)(3). Published groundwater data (obtained from the ISGS II.WATER Interactive Online Map) shows that the static groundwater level at the nearest private water well located approximately 585 feet to the west of the Site is approximately 19 feet below ground surface (bgs). Further, the Site elevation at this well is noted as 669 feet above mean sea level (amsl). It is likely that groundwater elevation at the Site is similar to that of the nearby well. Thus, due to the location of the water table in relation to site elevation, compost material would not be placed within five feet of the water table. Additionally, during the sub-surface investigation on-site on September 2, 2016, a soil boring was advanced to 12 feet below ground surface (bgs). The water table was not encountered during this investigation, thus indicating that the water table is located greater than 12 feet bgs at the Site.

According to 35 IAC Part 830, Standards for Compost Facilities. soil on-site must be “relatively impermeable soil”, meaning soil located above the water table that has a hydraulic conductivity no greater than $1 \times 10^{-5}$ centimeters per second for a thickness of at least one foot. Test results from the permeability tests reveal a hydraulic conductivity of 1.33 cm/sec. This result will require construction of an impermeable surface at the Site.

To ensure any stormwater that comes in contact with the Site will not infiltrate to the native soils, an impermeable surface will be constructed in the entire compost facility operations. The compost facility surface will be constructed of impermeable surfaces including asphalt, concrete, compacted asphalt grindings, or another impermeable surface. The impermeable surface will be sloped approximately 0.5% to 2% from west to east towards the bioswale that will collect and infiltration stormwater eliminating any non-stormwater discharge. Impermeable surfaces will be inspected frequently to ensure compliance. Measures will be taken to correct any impermeable surface imperfections that would otherwise allow infiltration to the native soils below.

Drainage on the eastern portion of the property will be directed to a 300' bioswale that will collect, infiltrate, and filter runoff from the site. During large storm events water will be diverted to an under drain system below the bioswale to collect water and transport to the settling basin depicted in Figure 3. The settling basin will allow for additional settlement/treatment of stormwater runoff that is not treated from the bioswale. Excess water from the settling basin will be utilized for dust control operations as well as composting moisture. This allows for a 100% recycling operation of stormwater. A Kendall County Stormwater Permit Application has been prepared for the facility using stormwater best management practices.
According to the Illinois State Geological Survey (ISGS) Illinois Water Well (IL.WATER) Interactive Online Map, the nearest well (API 120932485100) is located approximately 585 feet to the west-southwest of the Site (depicted in Figure 3).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 17093C00351L, the Site is located outside the boundary of the 10-year floodplain.
AFTER RECORDING RETURN TO:

PERMANENT INDEX NUMBER:
02-15-101-003

PROPERTY ADDRESS:
1996 Cannonball Trail
Bristol, Illinois 60512

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of September 28, 2012 between PB II OREO, LLC, an Illinois limited liability company, having an address of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 (the “Grantor”), and ROBERT VELAZQUEZ, having an address of 1275 Golfview Street, Aurora, Illinois 60506 (the “Grantee”):

WITNESSETH. Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee, his successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the “Property”), situated in the County of Kendall, State of Illinois, and described on Exhibit A attached hereto.

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited: and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

[SIGNATURE PAGE FOLLOWS]
IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

PB II. OREO, LLC

By:  
Its: MANAGING DIRECTOR

By:  
Its: James Thompson
  Managing Director

STATE OF ILLINOIS

CITY OF CHICAGO

COUNTY OF COOK

The undersigned, Nicole L. Feeney, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Andrew Cottina and Edward Cecott, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their and voluntary act, on behalf of PB II. OREO, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of September, 2012.

Notary Public

"OFFICIAL SEAL"  
NICOLE L. FEENEY  
Notary Public, State of Illinois  
My Commission Expires 06/10/15

This instrument was prepared by:  
H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth,  
Frankfort, Illinois 60423
Exhibit A

Legal Description

THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TOWNSHIP 37 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL Meridian AND THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 15, TOWNSHIP AND RANGE AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTHERLY LINE OF THE FORMER LANDS OF CHARLES HUNT AT A POINT ON SAID NORTHERLY LINE WHICH IS 1551.80 FEET WESTERLY OF THE WEST LINE OF A TRACT OF LAND CONVEYED BY NELSON C. RIDER TO JERRY W. RIDER BY A WARRANTY DEED RECORDED NOVEMBER 29, 1911 IN BOOK 66 DEEDS, PAGE 25 AND DEPICTED IN PLAT BOOK 1 AT PAGE 62, A DISTANCE OF 938.61 FEET TO THE CENTER LINE OF CANNONBALL TRAIL, FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLYАОLONG THE LAST DESCRIBED COURSE EXTENDED, 447.72 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE, WHICH FORMS AN ANGLE OF 160 DEGREES 49 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 296.83 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 309.14 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 132 DEGREES 19 MINUTES 35 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 386.56 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS.

PERMANENT INDEX NUMBER:

02-15-101-003

PROPERTY ADDRESS:

1996 Cannonball Trail
Bristol, Illinois 60512
Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

### Table 4a: Land Evaluation Computation

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Value Group</th>
<th>Relative Value</th>
<th>Acres</th>
<th>Product (Relative Value x Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>318C2</td>
<td>6</td>
<td>69</td>
<td>0.8</td>
<td>55.2</td>
</tr>
<tr>
<td>365A</td>
<td>2</td>
<td>94</td>
<td>3.9</td>
<td>366.6</td>
</tr>
<tr>
<td>791A</td>
<td>4</td>
<td>79</td>
<td>0.3</td>
<td>23.7</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
<td>5.0</td>
<td>445.5</td>
</tr>
<tr>
<td>LE Score</td>
<td></td>
<td></td>
<td></td>
<td><strong>LE = 89.1 (89)</strong></td>
</tr>
</tbody>
</table>

The Land Evaluation score for this site is 89, indicating that this site is predominately prime farmland well suited for agricultural production.

### Table 4b: Site Assessment Computation

<table>
<thead>
<tr>
<th>A. Agricultural Land Uses</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)</td>
<td>5</td>
</tr>
<tr>
<td>2. Current land use adjacent to site. (30-20-15-10-0)</td>
<td>30</td>
</tr>
<tr>
<td>3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)</td>
<td>10</td>
</tr>
<tr>
<td>4. Size of site. (30-15-10-0)</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Compatibility / Impact on Uses</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Distance from city or village limits. (20-10-0)</td>
<td>0</td>
</tr>
<tr>
<td>2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)</td>
<td>10</td>
</tr>
<tr>
<td>3. Compatibility of agricultural and non-agricultural uses. (15-7-0)</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Existence of Infrastructure</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Availability of public sewage system. (10-8-6-0)</td>
<td>8</td>
</tr>
<tr>
<td>2. Availability of public water system. (10-8-6-0)</td>
<td>8</td>
</tr>
<tr>
<td>3. Transportation systems. (15-7-0)</td>
<td>7</td>
</tr>
<tr>
<td>4. Distance from fire protection service. (10-8-6-2-0)</td>
<td>2</td>
</tr>
</tbody>
</table>

Site Assessment Score: 80

**Land Evaluation Value: 89 + Site Assessment Value: 80 = LESA Score: 169**

The LESA Score for this site is 169 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.
LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Semper Fi Land Service for the proposed Semper Fi Compost Facility project. This parcel is located in Section 10 & 15 of Bristol Township (T.37N.-R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 89 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. All of the soils identified onsite are designated as prime farmland. The proposed project is requesting an A-1 Special Use permit to operate a landscape waste compost facility.

For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 100% of the soils are very limited for shallow excavations; 85.5% of the soils are very limited for local roads/streets and 15% are rated as unsuitable for onsite conventional sewage disposal systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Fox River Watershed and Blackberry Creek subwatershed. This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statutes, Ch. 70, Par 405/22.02a).
Special Use Application – Sempre Fi Landscapes,
1998 Cannonball Trail, Bristol, Kendall County, Illinois
Description: The EcoCAT is being submitted for the development of a Compost Facility for the property located at 1996 Cannonball Trail in Bristol, Kendall County, Illinois as a landscape waste composting facility operated by Semper Fi Land, Inc. Semper Fi is owned and operated by Robert Velazquez. The compost facility will be developed in accordance to Title 35 Illinois Administrative Code 630 and other Federal, State, and Local rules and regulations. The Site is currently utilized as a residential dwelling and agricultural land.

Natural Resource Review Results

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

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation 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. Termination does not imply IDNR's authorization or endorsement.

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

County: Kendall

Township, Range, Section:
37N, 7E, 10
37N, 7E, 15

Government Jurisdiction
Kendall County
Brian Holdiman
111 West Fox Street Room 203
Yorkville, Illinois 60560
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.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

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.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

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EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.
EcoCAT Receipt

APPLICANT
Deigan & Associates
Gary Deigan
28835 N.Herky Drive, Unit 120
Lake Bluff, IL 60044

DATE
1/16/2017

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>FEE</th>
<th>CONVENIENCE FEE</th>
<th>TOTAL PAID</th>
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<tbody>
<tr>
<td>EcoCAT Consultation</td>
<td>$500.00</td>
<td>$11.75</td>
<td>$511.75</td>
</tr>
</tbody>
</table>

TOTAL PAID $511.75

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov
Special Use Findings of Fact

Special Use Application – Sempre Fi Land Inc
1996 Cannonball Trail, Bristol, Kendall County, Illinois
Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a special use. They are as follows:

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

The facility will be constructed and operated in accordance with all Kendall County ordinances and Illinois EPA permits/regulations and will not be detrimental or endanger the public health, safety, morals, comfort, or general welfare.

*That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to ensure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.*

Property surrounding the Site is predominantly zoned agricultural land. The petitioners propose using the property as a compost business which is compatible with agricultural farming.

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.*

The proposed compost facility has adequate access from Cannonball Trail. The petitioners will submit a Stormwater Submittal in accordance with Article 5, Table 502 of the Countywide Stormwater Ordinance for review and approval prior to construction.

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.*

The proposed Special Use will allow for the existing permitted landscaping operation to effectively manage landscape waste. Petitioners have provided a construction and operating plan that conforms to the applicable regulations of the A-1 District.

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

This Special Use is consistent with the LRMP in providing an essential service to the surrounding land use categories contemplated by the Future Land Use Plan. The agricultural nature of this facility is consistent with the overall character of the area.
April 17, 2017

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Re: Addendum to Special Use Permit Application
Semper Fi Land Inc.
1996 Cannonball Trail
Bristol, Kendall County, Illinois 60512

Dear Mr. Asselmeier:

Enclosed are revised Plat of Survey and Site Plan for the Special Use Permit application to develop a landscape waste compost facility for Semper Fi Land, Inc. located at 1996 Cannonball Trail in Bristol, Kendall County, Illinois. These drawings replace Figures 1 and 3 in our original submittal. In addition, we have included a Stormwater Submittal of which the Plat of Survey and Site Plan are components.

Please contact the undersigned with questions.

Sincerely,

Deigan & Associates, LLC

Gary J. Deigan
Principal

Steven Schilling, P.E.
Sr. Project Manager/Sr. Engineer
Addendum to Application for a Special Use Permit

SEMPER FI LAND INC.

Facility Location:
1996 Cannonball Trail
Bristol, Kendall County, Illinois 60512

April 17, 2017

Submitted to:
Kendall County Planning,
Building & Zoning Department

Prepared by:

Deigan & Associates, LLC
Environmental Consultants

28835 N Herky Dr. Unit 120
Lake Bluff, Illinois 60044
Phone 847.578.5000
Fax 847.549.3242
www.deiganassociates.com

Sustainable Environmental Solutions
www.deiganassociates.com
Addendum Contents

Supplemental Narrative Text – Stormwater Submittal

Figure 1 – Zoning Plat for Special Use Permit (1-24”x36” plus 15-11”x17” Copies)
Figure 3 – Site Operations Layout (1-24”x36” plus 15-11”x17” Copies)
Figure 4 – ISGS Illinois Water Well Map
Figure 5 – FEMA Flood Insurance Map
Figure 6 – Settling Basin Detail

Sustainable Environmental Solutions
www.deiganassociates.com
Stormwater Submittal

Applicant Identification and Location Information

The Kendall County Stormwater Application has been prepared for the development of a Compost Facility for the property located at 1996 Cannonball Trail in Bristol, Kendall County, Illinois (the “Site”), depicted in Figure 1 (the Site Map), as a landscape waste composting facility operated by Semper Fi Land, Inc. (Semper Fi). Semper Fi is owned and operated by Robert Velazquez.

The compost facility will be developed in accordance to Title 35 Illinois Administrate Code 830 and other Federal, State, and Local rules and regulations. The Site is currently utilized as a residential dwelling and agricultural land. Surrounding land uses include both residential and agricultural. According to the Kendall County Geographic Information Systems (GIS) Online Mapper, the Site is zoned agricultural – special use (A1-SU).

Immediately adjoining land uses relative to the Site include:

- North—Cannonball Trail followed by cultivated agricultural land.
- East—Cultivated agricultural land.
- West—Cannonball Trail followed by cultivated agricultural land.
- South—Cultivated agricultural land followed by residential use.

Logistics and Operation

The facility will operate as a composting facility that will utilize only landscape waste including yard waste and other woody material for compost material. Organic waste will not be received or processed at the facility. Approximately 70% of the landscape waste proposed to be received by the facility includes wood material (wood chips, branches and logs) and the other 30% of the material will be yard waste (compost) including leaves, grass clippings and small branches.

Landscape waste processed at the facility is delivered by Semper Fi trucks, other landscape waste contractors, or homeowners who have generated landscape waste. The facility will not accept organic waste. The estimated amount of landscape waste to be received by the facility ranges between 100 and 150 yards per day. The maximum the facility anticipates receiving in a day is 250 yards. Business hours for the landscape waste composting facility will be 7:00 a.m. to 3:00 p.m. Monday through Friday. The facility will be closed on Saturday and Sunday.

The material processed at the Site will consist of approximately 85% mulch and 15% compost. The landscape waste brought to the facility will be sorted into material requiring
further processing. The composting operation on-site will be a large-scale composting business, utilizing windrow composting methods to produce compost material. A mixture of composting ingredients will be placed in long, narrow piles. The initial step in constructing the compost pile will be to grind and shred ingredients using an on-site grinder. The grinder will only be operated during the Site operating hours mentioned above. Grinding ingredients also reduces the particle size which increases temperature and thus speeds up the composting process. Materials will then be mixed and the windrow piles will be constructed. The dimensions of the windrows will be approximately 13 feet high by 19 feet wide, and 250 linear feet. A tracked skid-steer and a three-yard wheel loader will be utilized to load the windrow piles. These machines will also be used to turn the windrow piles to redistribute the heat and also aerate the compost, aiding in the decomposition process.

Staging areas on-site will be adequate in size and design to facilitate the unloading of landscape waste from delivery vehicles. The southeast portion of the Site operations area will be utilized for vehicle delivery and turnaround, staging of unprocessed materials (drop-off), tub grinder operations, and stockpiled compost material. The processing and staging areas on-site comprise approximately 1.2 acres.

Stormwater Runoff Management

Stormwater and landscape waste leachate controls as required pursuant to 35 IAC 830.204 and the Kendall County Stormwater Ordinance. Stormwater or other water which comes into contact with landscape waste will be considered landscape waste leachate and will be collected and reused in the process, properly disposed of off-site, or treated as necessary prior to discharge off-site. Stormwater that comes in contact with the site will be collected in the adjacent bioswales within the Site operations area and the filtered water will be collected in the onsite operations settling basin. Further detail detailed design measures are discussed Section B and depicted in Figure 3. Design measures will prevent ponding of landscape waste leachate on-site.

Additionally, soil surfaces will not come into contact with the compost piles, as impervious surfaces will be present (depicted in Figure 3). Thus, the compost material will remain in aerobic conditions and drain into the onsite bioswale.

A. Hydrology of the Composting Facility

According to the Illinois State Geological Survey (ISGS) Illinois Water Well (ILWATER) Interactive Online Map, the nearest well (API 120932485100) is located approximately 585 feet to the west-southwest of the Site. The ISGS Illinois Water Well Map is included as Figure 4.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 17093C0035H, the Site is located outside the boundary of the 10-year and 100-year floodplain (depicted in Figure 5).

The design of the facility will prevent any compost material from being placed within five feet of the water table pursuant to 35 IAC 830.203(a)(3). Published groundwater data (obtained from the ISGS ILWATER Interactive Online Map) shows that the static groundwater level at the nearest private water well located approximately 585 feet to the west of the Site (discussed above) is approximately 19 feet below ground surface (bgs). Further, the Site elevation at this well is noted as 669 feet above mean sea level (amsl). Due to the relatively flat topography and no major water body (lake or ocean) nearby, it is likely that groundwater elevation at the Site is similar to that of the nearby well. Thus, it is inferred that due to the location of the water table in relation to site elevation, compost material would not be placed within five feet of the water table.

According to 35 IAC Part 830, Standards for Compost Facilities, soil on-site must be "relatively impermeable soil", meaning soil located above the water table that has a hydraulic conductivity no greater than 1 x 10⁻⁶ centimeters per second (cm/sec) for a thickness of at least one foot. Test results from the permeability tests reveal a hydraulic conductivity of 1.33 cm/sec. During the sub-surface investigation on-site on September 2, 2016, a soil boring was advanced to 12 feet below ground surface (bgs). The water table was not encountered during this investigation, thus indicating that the water table is located greater than 12 feet bgs at the Site.

To ensure any stormwater that comes in contact with the Site is properly managed, an impermeable surface will be constructed within the entire composting area. The composting area surface will be constructed of impermeable surfaces including asphalt, concrete, compacted asphalt grindings, or another impermeable surface. The impermeable surface will be sloped approximately 1% to 2% from west to east towards the bioswale that will collect and filter the stormwater. Impermeable surfaces will be inspected frequently to ensure compliance. Measures will be taken to correct any impermeable surface imperfections that would otherwise allow infiltration to the native soils below.

Detailed below is the current stormwater runoff rate:

\[
Q \ (Peak \ Runoff \ Rate) = C(\text{Runoff \ Coefficient}) \ i \ (\text{rainfall intensity}) \ A \ (\text{Drainage \ Area})
\]

\[
C = 0.2
\]

\[
i_{2 \ yr. \ 24 \ hr.} = 3.04 \frac{\text{inches}}{24 - \text{hour}}
\]
\[ i_{10 \text{ yr.} \ 24 \text{ hr.}} = 4.47 \frac{\text{inches}}{24 - \text{hour}} \]

\[ A = 5.4 \text{ acres} \]

\[ Q_{2 \text{ yr.}} = 3.23 \text{ cubic feet per second (cfs)} \]

\[ Q_{10 \text{ yr.}} = 4.86 \text{ cfs} \]

Using the American Society of Civil Engineers Coefficient Table, a runoff coefficient of 0.2 was selected based on the current Site conditions being comprised of majority residential area with vegetation and portions being agricultural lands with crop coverage. Using the duration of 24-hours, the rainfall intensity constants for a 2-year storm and 10-year storm were selected from the Bulletin 70 Rainfall Distribution and Hydroclimatic Characteristics of Heavy Rainstorms in Illinois provided by Illinois State Water Survey.

### B. Stormwater and Landscape Waste Leachate Controls

The Site composting operations only utilize the eastern portion of the property and a driveway connecting Cannonball Trail to the operations area; therefore, the western half of the property will continue to drain as it did prior to this development.

Material staged outdoors will be conducted on an improved surface consisting of concrete, asphalt, or compacted asphalt grindings. The Site will be sloped to allow drainage from the composting operations to the bioswale system discussed below. Materials to be staged outdoors will consist of mulch and compost material. Runoff that contacts material and equipment stored outside is managed through the constructed bioswale and settling basins.

Drainage within the operations area of the property will be directed to a 250' bioswale that will collect, infiltrate, and filter runoff from the site. The bioswale will include native plantings that aid in the filtration process through microbial activity removing any contaminants generated from the composting process. During large storm events, water will be diverted to an under-drain system below the bioswale to collect water and transport to the settling basin as depicted on Figure 3. The settling basin will allow for additional storage, infiltration and settlement/treatment of stormwater runoff that is not treated from the bioswale. Excess water from the settling basin will be utilized for dust control operations as well as composting moisture. This allows for a 100% recycling operation of stormwater.

### A. Site Development Runoff Calculations
The Site development will consist of a 0.3 acre impervious asphalt pad. To be conservative, calculations have been based on 1.2-acres of impervious surface for the composting area. Detailed below is the stormwater runoff rate with the impervious surface used in the composting area.

\[
Q (\text{Peak Runoff Rate}) = C(\text{Runoff Coefficient}) \times i (\text{rainfall intensity}) \times A (\text{Drainage Area})
\]

\[
C = 0.7
\]

\[
i_{2\text{yr. 24 hr.}} = 3.04 \frac{\text{inches}}{24 - \text{hour}}
\]

\[
i_{10\text{yr. 24 hr.}} = 4.47 \frac{\text{inches}}{24 - \text{hour}}
\]

\[
A = 1.2 \text{ acres}
\]

\[
Q_{2\text{yr.}} = 2.51 \text{ cubic feet per second (cfs)}
\]

\[
Q_{10\text{yr.}} = 3.78 \text{ cfs}
\]

Using the American Society of Civil Engineers Coefficient Table, a runoff coefficient of 0.7 was selected based on the Site being developed with an impervious surface. The Site is relatively flat, with an approximated drainage slope of 0.3%. Using the duration of 24-hours, the rainfall intensity constants for a 2-year storm and 10-year storm were selected from the Bulletin 70 Rainfall Distribution and Hydroclimatic Characteristics of Heavy Rainstorms in Illinois provided by Illinois State Water Survey.

**B. Bioswale Sizing**

The bioswale has been designed to infiltrate 50% of the largest designed storm event. Stormwater that falls onto the impervious site operations area will be directed to the 250' linear bioswale located along the east portion of the property. The impervious surface within the operations area will slope approximately 1% to 2% from west to east to allow for drainage into the bioswale and eliminate any non-stormwater discharge from the Site. The bioswale will be 250' in length, 5' in width, and a minimum 12" in depth. The bioswale will be backfilled with the permeable soils and planted with native species to promote infiltration. Test results from a Site permeability tests reveal a hydraulic conductivity of 1.33 cm/sec. Side slopes within the bioswale will be no greater than 3:1. Native plantings will include grasses and a couple of varieties of flower plants for a visual aesthetics.
bioswale will be sloped approximately 0.3% to 0.5% longitudinally to allow for flow of excess filtered stormwater to the settling basin.

To accommodate large storm events a perforated pipe will be placed approximately 12” longitudinal below ground surface that will drain into a sedimentation basin discussed in the following Section. In the event the bioswale becomes inundated with stormwater, water will move to a 12” diameter perforated pipe embedded in open graded aggregate wrapped in filter fabric to transport to the settling basin. This pipe will be flat in order to encourage infiltration for stormwater cleansing before leaving the pipe to the settling basin.

\[
d (\text{pipe diameter}) = \sqrt[4]{\frac{Q_{10 \text{yr.}}}{\pi v}}
\]

Assumed velocity \((v) = 5 \text{ ft/s}
\]

\[
d (\text{pipe diameter}) = 11.8 \text{ inches}
\]

C. Settling Basin Sizing

Stormwater that is not able to be infiltrated through the natural soils will flow through the 12” diameter perforated pipe that is sloped longitudinally 0.5% to 2.0% towards the settling basin.

\[
Volume \ Storage = i_{10 \text{yr.24 hr}} * C_{\text{Developed}} * A_{\text{Developed}}
\]

\[
Volume \ Storage = 4.47 \text{ in} * \frac{1 \text{ ft}}{12 \text{ in}} * 0.7 * 1.2 \text{ acres} * \frac{43560 \text{ ft}^2}{1 \text{ ac}}
\]

\[
Volume \ Storage \text{ Needed} = 13,629.9 \text{ ft}^3
\]

The bioswale provides approximately 1,650 ft\(^3\) of stormwater storage. The bioswale has been designed to infiltrate 50% of the largest designed storm event. The volume of stormwater storage required for a settling basin, if 50% of the stormwater is infiltrated in the bioswale and 1,650 ft\(^3\) of stormwater can be stored is 5,164 ft\(^3\). A conservative approach is to allow for excess storage in the basin.

\[
\text{Basin Size (truncated right pyramid)} =
54 \text{ ft (l)} \text{ by 40 ft (w) by 5 ft (d)} = 5,250 \text{ ft}^3
\]
The settling basin will allow for additional settlement/treatment of stormwater runoff that is not treated from the bioswale. Excess water from the settling basin will be utilized for dust control operations as well as composting moisture. This allows for a 100% recycling operation of stormwater. A detail of the settling basin layout and storage calculation is shown on Figure 6.

C. Additional Permitting Requirements

Construction of the facility will require a NPDES Permit for Construction Site Activities from the Illinois Environmental Protection Agency. A Notice of Intent for General Permit will be filed no later than 30 days prior to commencement of construction and will include a Storm Water Pollution Prevention Plan (SWPPP).
SETTLING BASIN (TRUNCATED RIGHT PYRAMID)
3:1 MAXIMUM SIDE SLOPES

5,200 FT³ STORAGE NEEDED

\[ V = \frac{1}{6} \times H \times \left( B + (a+c) \times (b+d) + T \right) \]
\[ = \frac{1}{6} \times 5 \times \left[ (54 \times 40) + (54+24) \times (40+10) + (24 \times 10) \right] \text{ ALL IN FT} \]
\[ = 5,250 \text{ FT}^3 \]
Bioswale

Definition
- Vegetated swale system with an infiltration trench designed to retain and temporarily store stormwater. Bioswales are planted with native grasses and forbs that enhance filtration, cooling, and cleansing of water in order to improve water quality and prevent sealing of subsoils.

Applicability
- Scale
  - Watershed/County
  - Town/Village
  - Neighborhood
  - Lot
- Applications
  - Retrofit
  - Preventive
  - New
  - Remedial
  - Streets
  - Parking Lots
  - Lawn
  - Ongoing/Maintenance
  - Driveways
  - Sensitive Areas
  - Physical Habitat Preservation/Creation
  - Sediment Pollution Control
- Effectiveness
  - Runoff Rate Control
  - Runoff Volume Control
  - Nutrient Control
  - BOD Control
  - Other Pollutant Control

Benefits
- Reduces impervious runoff volumes and rates.
- Recharges groundwater and sustains base flows.
- Reduces sediment and nutrient runoff.
- Can reduce detention needs.

Design Considerations
- Bioswales must be sized and designed to account for drainage area and soils.
- Filtration benefits can be improved by planting native deep-rooted vegetation.
- Infiltration storage should be designed to drain in 24 hours to prevent sealing of subsoils.
- Topsoil should be amended with compost and/or sand to improve organic content for filtering and to achieve adequate infiltration rates.
- Bioswales should be protected from construction site runoff to prevent sealing of topsoil and/or subsoils.
- Direct entry of stormwater runoff into infiltration trench should be prevented to preserve groundwater quality and to prevent sealing of subsoils.
- Underdrain should be sufficiently low in the trench to provide adequate drainage of aggregate base of adjacent paved areas but sufficiently high to provide infiltration storage.
Attachment 12-Looking South from Driveway

Gravel Driveway
ORDINANCE NUMBER 2012 - 23

GRANTING A SPECIAL USE FOR
1996 CANNONBALL TRAIL
SEMPER FI YARD SERVICES INC.

WHEREAS, Semper Fi Yard Services Inc. has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 5.2 acre property located on the east side of Cannonball Trail about 0.5 miles south of Galena Road, commonly known as 1996 Cannonball Trail (PIN# 02-15-101-003), in Bristol Township, and;

WHEREAS, said petition is to allow the operation of a landscape business and live in the house; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said property is legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THEN SOUTHEASTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTHLY LINE OF THE FORMER LANDS OF CHARLES HUNT AT A POINT OF SAID NORTHERLY LINE WHICH IS 1551.80 FEET WESTERLY OF THE WEST LINE OF A TRACT OF LAND CONVEYED BY NELSON C. RIDER TO JERRY W. RIDER BY A WARRANTY DEED RECROED NOVEMBER 29, 1911 IN BOOK 66 DEEDS, PAGE 25 AND DEPICTED IN THE PLAT BOOK 1 AT PAGE 62, A DISTANCE OF 938.61 FEET TO THE CENTER LINE OF CANNONBALL TRAIL, FOR A POINT OF BEGINNING, THEN SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, 447.72 FEET TO SAID NORTHERLY LINE; THEN ESATERLY ALONG SAID NORTHERLY LINE, WHICH FORMS AN ANGEL OF 160° 49' 30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 296.83 FEET; THEN NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 309.14 FEET; THEN NORTHWASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 132° 19' 35" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 386.56 FEET TO THE CENTER LINE OF CANNONBALL TRAIL; THEN SOUTHWASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS AND CONTAINING 5.727 ACRES.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.07.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on October 1, 2012; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. All equipment will be stored inside the structures and shall not be detrimental or endanger the public health, safety, morals,
That the special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. All property surrounding this piece of land is farm land. The petitioners will still be using the property as a landscape business which is compatible with agricultural farming. The zoning classification within the general area is still agricultural.

That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The special use permit requested is consistent with the existing zoning and uses within the district.

That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided. All the utilities, access roads and drainage already exist for this site.

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The site currently has two entrances at the north and south end of the property. The proposed special use will add minimal additional traffic to the site and will not cause congestion on Cannonball Trail.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The building already exists and the petitioner is not requesting any variances.

That the special use is consistent with the spirit of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use permit will be consistent with the County’s LRMP and the City of Yorkville’s future plan which calls for the property to be residential. The petitioners will live in the home and a landscape business will have the same equipment and hours of operation as the surrounding farms.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a landscape business in accordance to the submitted Site Plan included as “Exhibit A” attached hereto and incorporated herein subject to the following conditions:

1. All equipment must be stored inside buildings at night.
2. Dedication of a 15’ trail easement within sixty (60) days of the approval of the special use.
3. Plat of Dedication of 35’ of right of way on the northwest side of the property within sixty (60) days of the approval of the special use. Please contact the Highway Department with any questions.
4. The current sign on Route 71 be permitted to be moved to this site and be lit.
5. Any existing or proposed storage of fuel, pesticides or other hazardous materials shall comply with any and all applicable codes and permit requirements including those required by the State Fire Marshall.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on October 16, 2012.

Attest:

Debbie Gillette
Kendall County Clerk

John Purcell
Kendall County Board Chairman
May 1, 2017

Mr. Matthew Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560

Subject: Semper Fi Land Inc. 1996 Cannonball Trail
         Kendall County (WBK Project No. 16-0100.K)

Dear Mr. Asselmeier:

WBK Engineering LLC has completed a review of the documents submitted for the subject project. The following material was provided to us for review:

- Plat of Survey prepared by Philip D. Young and Associates, Inc. dated April 13, 2017 and received April 18, 2017.
- Figure 3 Site Operations Plan prepared by Deigan and Associates dated February 24, 2017 and received April 18, 2017.
- Stormwater Submittal prepared by Deigan and Associates dated April 17, 2017 and received April 18, 2017.

The following comments require resolution prior to our recommendation for a special use:

Figure 3
1. Depict the limits of grading and project disturbance. Will areas west of the compost piles (incoming storage area and final product storage area) drain west or north and east to the settling basin?
2. Depict proposed grades for areas around the Incoming Materials and Final Product storage areas.
3. Will gravel be placed to accommodate vehicle operations near storage areas and the tub grinder? If so, depict all gravel areas including access roads.
4. Depict the normal and emergency discharge locations from the settling basin.
5. Provide a bioswale cross section and depict proposed piping.

Stormwater Submittal
1. Page 5 identifies runoff which comes in contact with landscape waste as landscape waste leachate. This will be reused, disposed off-site or treated and discharged. However, the bioswale is intended to infiltrate the leachate into the ground. Does the bioswale provide adequate treatment pursuant to the leachate control requirements.
2. Runoff rate calculations using the rational method are acceptable. The rate shall be based on a tributary area to a point of discharge or point of concern. One calculation has an area of 5.4 acres. Define this area. Where is it draining to? Another calculation has an area of 1.2 acres. What is the basis for this area? That calculation states it is considered impervious surface but uses a C value that is too low.
3. The rainfall intensity used in the rational method shall come from the IDF curves for northeastern Illinois. Because the rational method is not dimensionally consistent. The rainfall intensity is determined by the time of concentration. The 24 hour rainfall depth (in) from Bulletin 70 is not the same as the intensity (in/hr) in the IDF curves.

4. The rational method runoff rates shall consider the 100 year event.

5. The rational method is intended to derive peak flows and not total runoff volumes. The County ordinance provides a simple chart to determine runoff volumes for 100 year and 2 year design events.

6. The bioswale sizing calculation identifies soil testing. Provide the test locations and results for infiltration. Any soil borings or infiltrometer test results should be submitted with the report.

The applicant’s design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant’s design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact me at (630) 443-7755.

Sincerely,

[Signature]

Greg Chismark, P.E.
Municipal Practice Principal
May 8, 2017

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL  60560-1498

Dear Mr. Asselmeier:

This letter is in response to the comments included in a letter dated May 1, 2017 from WBK Engineering, LLC regarding the Stormwater Submittal for Semper Fi Land, Inc. 1996 Cannonball Trail.

The proposed facility is in an area with little to no elevation change and where infiltration is the controlling natural stormwater attribute. Grading of the site will be minimal and only as necessary to provide drainage for the “composting area” (the impervious asphalt pad required by the IEPA). The design of the bioswale and settling basin are intended to mitigate the impacts of the composting area through treatment, storage, and infiltration. This agrees with Sec. 102.2(j) of the Kendall County Stormwater Ordinance “To require stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance.” The proposed facility provides all three elements from Sec. 102.2(j) including storage in the bioswale and settling basin; use of stormwater for process water in composting; and infiltration in the natural soils, bioswale, and settling basin.

Responses to specific inquiries in the letter are detailed below:

Regarding Figure 3.

1. Depict the limits of grading and project disturbance. Will areas west of the compost piles (incoming storage area and final product storage area) drain west or north and east to the settling basin?

The limits of grading and project disturbance are depicted on Figure 3 by the green line. Nearly all of the disturbance will be due to the asphalt pad and construction of the bioswale and settling basin. Areas West of the composting area will continue existing infiltration and drainage patterns to the West/Southwest.
2. Depict proposed grades for areas around the Incoming Materials and Final Product storage areas.

No grading is proposed nor needed for the areas around the Incoming Materials and Final Product storage areas. Existing grades will remain in these areas.

3. Will gravel be placed to accommodate vehicle operations near storage areas and the tub grinder? If so depict all gravel areas including access roads.

Gravel will not be used to accommodate vehicle operations. Even small amounts of gravel can cause significant damage to the tub grinder and can contaminate the compost. Wood chips which are readily available from the facility operations will be used to control mud and dust at the facility. Wood chips have the added benefit of storing stormwater and promoting infiltration.

4. Depict the normal and emergency discharge locations from the settling basin.

Discharge under normal conditions is not expected from the settling basin. Water from the basin will be reused to enhance the water content of the compost, infiltrate, or evaporate under normal conditions. Under emergency conditions, a rock protected outfall (elevation 652 ft.) will be located in the Southwest corner of the basin (as depicted on the revised Figure 3). This emergency discharge will follow the existing natural infiltration and drainage pattern to the West/Southwest (on to the facility property.)

5. Provide a bioswale cross section and depict proposed piping.

The bioswale will be constructed in accordance with the Illinois Urban Manual. Attached is Standard Drawing IUM-500. The bioswale will be 6 feet wide and include a 12” perforated underdrain pipe. The pipe will outfall into the settling basin as indicated on the revised Figure 3.

Regarding the Stormwater Submittal.

1. Page 5 identifies runoff which comes in contact with landscape waste as landscape waste leachate. This will be reused, disposed off-site or treated and discharged. However, the bioswale is intended to infiltrate the leachate into the ground. Does the bioswale provide adequate treatment pursuant to the leachate control requirements.

Landscape waste leachate is a term defined by the IEPA. The “leachate” will not have any detrimental chemical composition but has the potential to have some suspended solids and nutrients such as nitrogen. This is no different than the stormwater that may contact the organic material found on forest floors. Bioswales are highly effective at filtering suspended solids and reducing nutrients in stormwater. This is why the Kendall County Stormwater Management Ordinance considers bioswales a “Best Management Practice.”
2. Runoff rate calculations using the rational method are acceptable. The rate shall be based on a tributary area to a point of discharge or point of concern. One calculation has an area of 5.4 acres. Define this area. Where is it draining to? Another calculation has an area of 1.2 acres. What is the basis for this area? That calculation states it is considered impervious surface but uses a C value that is too low.

3. The rainfall intensity used in the rational method shall come from the IDF curves for northeastern Illinois. Because the rational method is not dimensionally consistent. The rainfall intensity is determined by the time of concentration. The 24 hour rainfall depth (in) from Bulletin 70 is not the same as the intensity (in/hr) in the IDF curves.

4. The rational method runoff rates shall consider the 100 year event.

5. The rational method is intended to derive peak flows and not total runoff volumes. The County ordinance provides a simple chart to determine runoff volumes for 100 year and 2 year design events.

To simplify the determination of detention volume, we will use Table 203 from the Ordinance as suggested:

The bioswale and settling basin are intended to manage the runoff from the composting area (asphalt pad). Assuming it is 90 percent impervious (C factor of 0.9), a detention volume of 0.475 acre-ft/acre is required.

250 ft. x 60 ft. = 15,000 sq.ft. = 0.344 acres x 0.475 acre-ft/acre = 0.1634 acre-ft = 7,117 cu.ft. required detention.

Bioswale dimensions are 3.25 ft. deep x 6 ft. wide x 250 ft. long = 4,875 cu.ft. in volume. Assuming an average porosity of 0.50 for the bioswale cross-section. The bioswale will provide 4,875 cu.ft x 0.50 = 2,437 cu.ft. of storage.

Total storage = settling basin volume + bioswale storage = 5,250 cu.ft. + 2,437 cu.ft. = 7,687.5 cu.ft. > 7,117 cu.ft. required detention.

This is a conservative calculation as the infiltration from the bioswale and settling basin are ignored.

6. The bioswale sizing calculation identifies soil testing. Provide the test locations and results for infiltration. Any soil borings or infiltrometer test results should be submitted with the report.

Soil testing results are attached.
The intent of the design of the proposed facility is to meet the objectives of the Kendall County Stormwater Management Ordinance by providing stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance. We feel this design meets this objective and all the objectives of the Ordinance.

Please contact me if you have any questions or comments.

Sincerely,

Deigan & Associates, LLC

Steven Schilling, P.E.
Senior Project Manager/Senior Engineer

Attachments:

Revised Figure 3
Illinois Urban Manual Standard Drawing No. IUM-500
Soil Sample Analysis
DRAWING NOT FOR CONSTRUCTION

NOTES:

1. LOCATE FACILITIES AT LEAST 100 FEET FROM ANY WELLS OR SOURCE WATER LOCATIONS.
2. LOCATE FACILITY AT LEAST 25 FEET FROM ANY SEPTIC FIELDS AND UPGRADIENT IF POSSIBLE.
3. LOCATE FACILITY AT LEAST 25 FEET AND DOWNGRADIENT FROM BASEMENTS.
4. LOCATE FACILITY 5 FEET OR GREATER FROM A SLAB OR FOUNDATION.
5. RECOMMENDED MINIMUM AREA SHALL BE 200 SQUARE FEET WITH THE LENGTH AT A 2:1 RATIO OF THE WIDTH.
6. ADDITIONAL REGULATIONS MAY BE REQUIRED BY LOCAL ORDINANCES.
7. A GEOTEXTILE FABRIC SEPARATING THE LARGE AGGREGATE AND SOIL IS OPTIONAL.
8. DRAWING NOT TO SCALE.
September 16, 2016

Mr. Gary J. Deigan
Deigan & Associates, LLC
28835 North Herky Drive, Suite 120
Lake Bluff, IL 60044

Re: Subsurface Exploration and Geotechnical Engineering Analysis Report
Sampfer Fi Compost Facility, 1996 Cannonball Trail, Bristol, IL

Dear Mr. Gary J. Deigan:

E4L Engineering, LLC (E4L) has performed laboratory testing on the soil sample from the Sampfer Fi Compost Facility for permeability. The sample was taken, sealed, and labeled by the client and picked up by an E4L representative from their office.

The sample tested consisted of brown sand with some gravel and the permeability of the sample was 1.33 cm/sec.

Thank you for giving us the opportunity to work with you on this project. If you have any questions with regard to the information and recommendations presented in this report or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,
E4L Engineering, LLC

[Signature]
Peter M. Sidorczuk, P.E.
Geotechnical Engineer
the Site, trucks will be on a schedule so as to allow incremented hauling and to avoid heavy traffic at the Site.

5.0 Closure Plan

At the end of the facility’s operating life, Semper Fi will close the Site in a manner which minimizes the need for further maintenance and controls by removing all landscape waste/compost material from the Site. This closure approach will eliminate the potential for post-closure environmental problems related to the Semper Fi site activities including residual waste constituents, leachate, contaminated rainfall, release of waste, waste decomposition products making their way to groundwater, nearby surface water, and the atmosphere to the extent necessary to prevent threats to human health and the environment. Due to the nature of the material accepted at the facility, no equipment decontamination or site sampling for contaminants will be necessary after closure.

A. Anticipated Closure Steps

The final closure of the facility will result in the following steps necessary for closure:

1. The landscape waste that has yet to be processed into compost material will be placed into trucks for transport to designated landscape waste compost facilities for sale.
2. Compost material that does not meet the finishing standards will be properly disposed of at a licensed landfill.
3. Processed compost material will be sold to contractors and the general public. Material not sold before operations cease will be transported to a licensed compost facility and/or licensed solid waste facility.
4. The final volume of waste and cleanup/decontamination residues will be sent to a licensed solid waste facility for disposal.

Estimate of Cost to Close Facility

The cost to close the facility will be directly related to the inventory of compost material at the time of closure. The maximum amount expected to be at the facility at the time of closure is 5,000 cubic yards. For purposes of determining closure costs, it is assumed that maximum amount expected to be at the facility is 5,000 yards of landscape waste/compost material and 3,000 gallons of liquids/stormwater and sediment are present on-site at the time of necessary closure.
Steps taken to ensure that damage to the environment does not occur during temporary suspension of the Site will include environmental monitoring on-site during the closure process. D&A, the selected environmental monitor, will monitor the Site to ensure that the air, soil vapor, groundwater, and soil are not impacted by closure activities.

Material remaining at time of closure will be transported to a licensed landfill for disposal. All manifests generated during the closure process will be kept in the operating record. Equipment used onsite, will undergo a decontamination process by cleaning equipment with water and soap. Any leachate generate will be collected in the bioswale for infiltration and natural treatment. Water collected in the settling basin will be vacuumed out by an environmental tanker truck and basin will be cleaned to remove any residues. Cleaning byproduct will be vacuumed out and transported to a waste water treatment plant for disposal. The timeframe anticipated to complete the closure of the site when the facility has commenced closure is estimated at 20 to 30 days. An expected year of closure is unknown at this time.

Until completion of closure has been certified, operators on-site will maintain a copy of the closure plan at the Site, which will be available during inspections of the Site. During inspections on-site, shall the closure plan need to be modified, the on-site operators will maintain the most recent and accurate closure plan. The closure plan will be implemented by the on-site operators within 30 days following the beginning of the closure. During the 30-day closure period, the operators will post visible signs at all access gates leading into the Site. The text on the signs will read “This facility is closed for all composting activities and all receipt of landscape waste materials. No dumping allowed. Violators will be prosecuted.” in a font that is not less than three inches high. Upon closure of the Site, the operators will send notice of closure to the Agency within 30 days. A compost closure report will be submitted to the Agency, on a form provided by the agency, which will cover the time elapsed since the last inspection.

All facility equipment and materials will be removed from the site prior to vacating the premise eliminating any post-closure costs.
Upon completed closure of the Site, the operators will prepare and submit an affidavit, on a form provided by the agency, to the Agency stating that the facility has been closed in accordance with the closure plan.

A. Use of Site after Closure

Following closure, the site would be suitable for agricultural use as part of the A1-SU, agricultural use – special use zoning district, subject to local review/approval.
ATTACHMENT 18
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 2, 2017 – Meeting Minutes

Senior Planner Matt Asselmeier called the meeting to order at 9:05 a.m.

Present:
John Burscheid – Highway Department
Jason Langston – Sheriff’s Office
Aaron Rybski – Health Department
David Gurtz – Forest Preserve (Arrived at 9:12 a.m.)
Megan Andrews – Soil & Water Conservation District
Robert Davidson – PBZ Committee Chair (Arrived at 9:14 a.m.)
Matt Asselmeier – PBZ Department

Absent:
Brian Holdiman – PBZ Department
Greg Chismark – WBK Engineering, LLC

Audience: Robert Velazquez, Jeff Corneils and Robert Walker

AGENDA
Mr. Rybski made a motion, seconded by Ms. Andrews, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES
Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the March 7, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITION
17-09 Semper Fi Land, Inc. (Robert Velazquez) – Special Use Request to Operate a Landscape Waste Composting Facility at 1996 Cannonball Trail Approximately 0.5 Miles South of Galena Road in Bristol Township (PIN 02-15-101-003)

Mr. Asselmeier provided a summary of the request. The petitioner desires to operate a landscape waste composting facility at the subject property. The petitioner already possesses a special use permit to operate a landscaping business at the property; the petitioner lives at the subject property. The property is zoned A-1 Agricultural District. All of the adjoining properties are zoned Residential and are inside the boundaries of the United City of Yorkville. The Land Resource Management Plan calls for the area to be Rural Residential.

As part of the previous special use permit, the petitioner had to dedicate a certain amount of land for trails. The petitioner has dedicated the requested land. The Highway Department requested that the special use plat classify this area as right-of-way instead of trails only.

The EcoCat consultation was terminated and the LESA score was 169. Ms. Andrews stated that the proposed use would not prevent the property from reverting to other agricultural uses in the future.

The petitioner agreed to follow the standard noise regulations of 65 dBA during the day and 55 dBA during the night as measured at the property line.

The petitioner will have a sign as listed in their business plan.

The petitioner agreed to have all vehicles and equipment that could be placed inside during non-operational hours be placed inside one of the buildings.

WBK provided a letter regarding the petitioner’s stormwater plans. The petitioner is working with his engineer to address the items mentioned in the letter.

ZPAC Meeting Minutes 5.2.17
The requirements for landscape waste composting facilities were discussed and the petitioner agreed to all of the requirements of the Zoning Ordinance. The petitioner agreed to cease operations at 3:00 p.m. and not have Saturday hours.

Mr. Rybski discussed soil and water sampling and host fee as they relate to this type of business. Mr. Rybski felt that the regulations were scalable and that the proposed business should follow the same regulations as other landscape waste composting facilities. The water and soil sampling should occur at least once per year; the Health Department would conduct additional sampling if complaints arose. The Health Department also conducts site visits. For the other company, the weights are reported with the payment of the host fee. The petitioner would like to cap the amount of material at 26,000 cubic yards per year. Based on the proposed host fee of $0.80 per ton, the petitioner would have to pay about $6,700 per year. The petitioner agreed to track type of material and quantity measured by size of truck. The conversion factor is 3.3. The petitioner agreed to pay the same host fee on a monthly basis.

Mr. Davidson asked what the petitioner was going to do with the yard waste. Mr. Velazquez responded he would process everything in a tub grinder and make into a compost or mulch for reuse on projects. Mr. Davidson requested a bond be created to fund a cleanup of the site if the petitioner abandoned the property. The petitioner agreed to research bond information. Mr. Davidson also requested a limit be placed on the amount of material be placed on the property. The petitioner agreed to cap the height of piles of material at 20 feet. The petitioner hopes to start operations in 2018.

Mr. Langston asked where the petitioner would get his material and if the business would cause an increase in traffic on Cannonball Trail. Mr. Velazquez responded that the majority of material would be generated from his business, but that he would accept material from other sources, small landscape businesses. He plans to have a maximum five (5) people onsite and does not anticipate an increase of traffic on Cannonball Trail because of his business.

Discussion occurred regarding fencing and buffering. The petitioner agreed to install evergreens along the east, south, and southwest portion of the property.

A gravel road shall be installed this fall.

Mr. Cornelis expressed concerns regarding odor. There was no definitive answer to this concern, but Mr. Velazquez believes that the size of the operation will minimize odor.

Mr. Walker asked about the size of trucks going onto the property. The petitioner responded that material be dumped at his shop and then hauled to the site.

Mr. Rybski made a motion, seconded by Ms. Andrews, to forward the petition onto the Plan Commission with a favorable recommendation subject to the following conditions:

1. The special use plat shall be amended to show a dedicated ROW instead of a trail.
2. The host fee shall be the same as the fee paid by Green Organics ($0.80 per ton until November 30, 2019 then the fee goes to $0.85 per ton starting December 1, 2019).
3. The host fee shall be converted per cubic yard.
4. The host fee shall be paid monthly.
5. The petitioner shall create a form to track deliveries and quantities.
6. Sampling of water shall occur at least once (1) time per year.
7. Sampling of soil shall occur at least once (1) time per year.
8. The petitioner shall supply a bond to Kendall County to fund the cleanup of the site. The petitioner shall research dollar amounts for the bond.
9. No piles of materials shall be stacked higher than 20 feet.
10. The petitioner shall plant evergreen trees along the eastern, southern and southwestern property lines for screening.
11. The petitioner shall maintain the existing tree line.
12. The petitioner shall replace trees as quickly as possible if they die or severely damaged.
By a roll call vote, the motion passed unanimously.

**UPDATES OF PETITIONS**

Mr. Asselmeier reported that the Delaney Gun Range Case will go before the PBZ Committee on May 8th and the Pagel rezoning case will also go before the PBZ Committee on May 8th.

The request by DKR Group on Walker Road was withdrawn by the petitioner.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that the rezoning of 790 Eldomain Road from A-1 to M-1 went to the County Board on April 18th. Because Yorkville filed a formal objection, eight (8) members of the County Board were needed to approval the proposal and seven (7) members of the Board were present when the item came up for discussion. The proposal will go before the County Board on May 2nd.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**ADJOURNMENT**

Ms. Andrews made a motion, seconded by Mr. Guritz, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:50 a.m., adjourned.
May 12, 2017

Mr. Matthew Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560

Subject: Semper Fi Land Inc. 1996 Cannonball Trail
Kendall County (WBK Project No. 16-0100.K)

Dear Mr. Asselmeier:

WBK Engineering LLC has completed a review of the documents submitted for the subject project. The following material was provided to us for review:

- Response letter prepared by Deigan and Associates dated May 8, 2017 and received May 9, 2017 via e-mail.

The following comments require resolution prior to our recommendation for a special use:

**Figure 3**
1. Depict a plan scale and calculate the area of project disturbance.
2. Depict proposed or existing grades for areas around the Incoming Materials and Final Product storage areas. There are no elevations depicted at the southwest corner of the site that would confirm a drainage pattern. Depicting all existing spot elevations surveyed would help define existing drainage patterns.
3. The proposed emergency discharge from the settling basin is one foot lower than the proposed and existing grades to the west. The routing of emergency overflow appears to be east on to adjacent property.
4. Dimension the bioswale on the plan or the cross section. The response letter identifies the width but it is not depicted on the plans.
5. Depict silt fence along the east and south property line adjacent to areas of disturbance.

**Stormwater Submittal**
1. If the project disturbance is less than one acre stormwater storage is not required. Verify disturbance and stormwater storage requirements.
The applicant’s design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant’s design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact me at (630) 443-7755.

Sincerely,

Greg Chismark, P.E.
Municipal Practice Principal
May 24, 2017

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Dear Mr. Asselmeier:

This letter is in response to the comments included in a letter dated May 12, 2017 from WBK Engineering, LLC regarding the Stormwater Submittal for Semper Fi Land, Inc. 1996 Cannonball Trail.

As previously discussed, the proposed facility is in an area with little to no elevation change and where infiltration is the controlling natural stormwater attribute. Grading of the site will be minimal and only as necessary to provide drainage for the “composting area” (the impervious asphalt pad required by the IEPA). The design of the bioswale and settling basin are intended to mitigate the impacts of the composting area through treatment, storage, and infiltration. This agrees with Sec. 102.2(j) of the Kendall County Stormwater Ordinance “To require stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance.” The proposed facility provides all three elements from Sec. 102.2(j) including storage in the bioswale and settling basin; use of stormwater for process water in composting; and infiltration in the natural soils, bioswale, and settling basin.

Responses to specific inquiries in the letter are detailed below:

**Regarding Figure 3.**

1. **Depict a plan scale and calculate the area of project disturbance.**

A graphical scale is now included on Figure 3. Nearly all of the disturbance will be due to the asphalt pad and construction of the bioswale and settling basin. These features total 18,336 sq. ft. (0.421 acres) of project disturbance.

2. **Depict proposed or existing grades for areas around the Incoming Materials and Final**
Product storage areas. There are no elevations depicted at the southwest corner of the site that would confirm a drainage pattern. Depicting all existing spot elevations surveyed would help define existing drainage patterns.

All available elevations for the areas around the Incoming Materials and Final Product storage areas are now shown on Figure 3. No grading is proposed nor needed for the areas around the Incoming Materials and Final Product storage areas. Existing grades will remain in these areas.

3. The proposed emergency discharge from the settling basin is one foot lower than the proposed and existing grades to the west. The routing of emergency overflow appears to be east on to adjacent property.

Discharge under normal conditions is not expected from the settling basin. Water from the basin will be reused to enhance the water content of the compost, infiltrate, or evaporate under normal conditions. We are proposing to create a one-foot tall berm surrounding the settling basin. This will put the rock protected outfall at an elevation of 652 ft. in the southwest corner of the basin (as depicted on Figure 3). This emergency discharge will follow the existing natural infiltration and drainage pattern to the west/southwest (on to the facility property.) The elevated asphalt pad will prevent flow to the east and on to adjacent property.

4. Dimension the bioswale on the plan or the cross section. The response letter identifies the width but it is not depicted on the plans.

The bioswale cross section now depicts project specific dimensions.

5. Depict silt fence along the east and south property line adjacent to areas of disturbance.

A silt fence is depicted on Figure 3 along the east and south

Regarding the Stormwater Submittal.

1. If the project disturbance is less than one acre stormwater storage is not required. Verify disturbance and stormwater storage requirements.

The project disturbance is less than one acre (0.421 acres) which normally wouldn’t require stormwater storage under the Kendall County Ordinance. For this project, the settling basin is being proposed to meet Illinois Environmental Protection Agency regulations for landscape waste composting facilities (35 IAC Section 830.204).
The intent of the design of the proposed facility is to meet the objectives of the Kendall County Stormwater Management Ordinance and the IEPA regulations by providing stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance. We feel this design meets this objective and all the objectives of the Ordinance.

Please contact me if you have any questions or comments.

Sincerely,

Deigan & Associates, LLC

Steven Schilling, P.E.
Senior Project Manager/Senior Engineer

Attachments:

Revised Figure 3
Illinois Urban Manual Standard Drawing No. IUM-500
Figure 3
Site Operations

Deligan & Associates, LLC
Environmental Consultants

Lake Park, IL

Figure 3
Site Operations

Deligan & Associates, LLC
Environmental Consultants

Lake Park, IL
BIORETENTION FACILITY PLAN
Semper Fi Landscape Waste Composting Facility

NOTES:
1. LOCATE FACILITIES AT LEAST 100 FEET FROM ANY WELLS OR SOURCE WATER LOCATIONS.
2. LOCATE FACILITY AT LEAST 25 FEET FROM ANY SEPTIC FIELDS AND UPGRADIENT IF POSSIBLE.
3. LOCATE FACILITY AT LEAST 25 FEET AND DOWNGRADIENT FROM BASEMENTS.
4. LOCATE FACILITY 5 FEET OR GREATER FROM A SLAB OR FOUNDATION.
5. RECOMMENDED MINIMUM AREA SHALL BE 200 SQUARE FEET WITH THE LENGTH AT A 2:1 RATIO OF THE WIDTH.
6. ADDITIONAL REGULATIONS MAY BE REQUIRED BY LOCAL ORDINANCES.
7. A GEOTEXTILE FABRIC SEPARATING THE LARGE AGGREGATE AND SOIL IS OPTIONAL.

DRAWING NOT FOR CONSTRUCTION

PROJECT ______
DESIGNED ______
CHECKED ______
APPROVED ______

DATE 11-18-13

REFERENCE
Semper Fi Compost
SS Date 5-22-17

STANDARD DWG. NO.
IUM-500

SHEET 1 OF 1
DATE 11-18-13

May 24, 2017

Mr. Matthew Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560

Subject: Semper Fi Land Inc. 1996 Cannonball Trail
Kendall County (WBK Project No. 16-0100.K)

Dear Mr. Asselmeier:

WBK Engineering LLC has completed a review of the documents submitted for the subject project. The following material was provided to us for review:

- Response letter prepared by Deigan and Associates dated May 24, 2017 and received May 24, 2017 via e-mail.

The plans are approved conditioned upon incorporation of the following comments:

**Figure 3**

1. The area of project disturbance is noted as 18,336 sf in the response letter but depicted as 36,720 sf based on the green line previously referenced in project submittals and the scale depicted on the plans. This does not have a material impact on the approval but is noted for the record as actual project disturbance.
2. See the attached mark up for grading modifications to ensure overflows from the settling basin do not flow east.

The applicant’s design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant’s design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact me at (630) 443-7755.

Sincerely,

Greg Chismark, P.E.
Municipal Practice Principal
Chairman Ashton called the meeting to order at 7:02 p.m.

ROLL CALL
Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw and Claire Wilson
Staff Present: Matthew H. Asselmeier, Senior Planner
Members Absent: Roger Bledsoe, Budd Wormley and Angela Zubko
In the Audience: Robert Velazquez, Jim Menard and Donna Stere

APPROVAL OF AGENDA
Mr. Shaw made a motion, seconded by Ms. Wilson, to approve the agenda. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES
Mr. Nelson made a motion, seconded by Mr. Shaw, to approve the March 22, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITION
17-09 Semper FI Land, Inc. (Robert Velazquez)
Mr. Asselmeier summarized the request. The petitioner would like a special use permit to operate landscape waste composting facility at 1996 Cannonball Trail. This special use permit would be in addition to the existing special use permit at the property for a landscaping business. Mr. Asselmeier outlined the twenty-nine (29) restrictions proposed for the special use and noted that no restriction could entirely mitigate an odor issue if the business was not operated correctly. It was noted that the petitioner would be required to live on the property; if a foul odor existed, the petitioner would experience the same odor issues as his neighbors.

Ms. Wilson requested clarification regarding the property’s relationship with the United City of Yorkville. Mr. Asselmeier stated that the property was entirely surrounded by Yorkville, but was in the unincorporated County. The adjoining properties are residentially zoned by Yorkville.

Staff from the United City of Yorkville requested that the driveway for the business be paved. Mr. Velazquez agreed to this condition.

Ms. Wilson asked how the regulations of the host agreement and weight receipts. Mr. Asselmeier responded that the information is gathered by the Kendall County Health Department; the host fee is then deposited into the General Fund.

Mr. Rodriguez asked about when the trucks were weighted. The weights will be measured in cubic yards. Mr. Velazquez stated weights will be classified by size of the truck and if the truck is full or half full. The information will be logged by Semper Fi and sent to the County monthly.

According to their present special use permit, Green Organics is permitted 175,000 cubic yards annually.
Semper Fi would manufacture mulch at the site and use the mulch at their landscaping business.

Ms. Wilson asked about plans to address odors. Mr. Velazquez responded there was not much he could do to mitigate odors. Since Mr. Rodriguez lives on the property, he plans to keep the site clean. Covering the windrows would be counterproductive.

Mr. Ashton asked where the petitioner will get his products. Mr. Velazquez responded that he would get his materials from local landscaping companies, but the majority would come from his business.

Mr. Velazquez stated the landscape waste would be placed in windrows; the mulch would be separate.

Mr. Casey asked about the asphalt area and turning the windrows. Mr. Velazquez explained the process of turning the windrows. The location of asphalt is on the site plan and would be required to be in place prior to the commencement of operations, per Illinois Environmental Protection Agency regulations. If approved the asphalt would be laid this fall and operations would start in spring 2018.

Mr. Nelson asked about garbage control in materials. Mr. Velazquez said that he would control which companies bring materials.

Mr. Rodriguez asked about storage of equipment. Mr. Velazquez said that he would use the existing pole barns.

Jim Menard, Oswego, works with the landowner that of the property that surrounds Mr. Velazquez’s property; it is one hundred ninety (190) acres in size. The surrounding property is zoned residential by Yorkville and was preliminarily platted for four hundred twenty (420) residential units. The preliminary plat has expired; the subdivision was a PUD. They have owned the property for ten (10) years. Mr. Menard expressed concerns regarding odor and the impact of the proposal on property values. The annexation agreement with Yorkville is for twenty (20) years. Mr. Menard provided a site plan dated June 14, 2006. No specific timeline for developing this subdivision exist. The surrounding property and Mr. Velazquez’s property were not owned by the same entity when the company Mr. Menard works with purchased the property for the subdivision in 2006.

Mr. Nelson asked when the first special use permit was granted. Mr. Asselmeier responded 2012; the special use permit is to operate a landscaping business and to allow the petitioner to live on the property.

Mr. Nelson noted that existence of the railroad would have an impact on a residential neighborhood. Mr. Nelson said the proposed development would possess buffering. The area is classified by Yorkville as estate residential.

Mr. Velazquez said that the operations will be on the east side of the property. The windrows will be located as shown on the site plan. The evergreens will be planted on the ground at the property line.

Donna Stere, Yorkville, asked where the operations would be on the property. Windrows would be on the southeast corner of the property. Access would be south of the existing house and pole barns. Ms. Stere also expressed concerns about odor.

Mr. Nelson made a motion to approve the petition granting a special use permit to operate a landscape waste composting facility with restrictions at 1996 Cannonball Trail, seconded by Mr. Shaw.

Yes – Ashton, Casey, Nelson, Rodriguez and Shaw (5)
No – Wilson (1)
Absent – Bledsoe, Wormley and Zubko (3)
The motion passed. This proposal will go to the Zoning Board of Appeals on June 5, 2017.
OLD BUSINESS
Mr. Asselmeier stated that the Kendall County Forest Preserve District received the letter and they are evaluating their response. The Kendall County Forest Preserve District did not provide a timeline for a response. Commissioners requested that Mr. Asselmeier email the letter to all Kendall County Regional Planning Commissioners and the State’s Attorney.

NEW BUSINESS
None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Petition 16-22, the map amendment at 790 Eldamain Road was approved by the County Board at their May 2nd meeting.

Petition 16-26, the map amendment at 2380 Burkhart Drive was approved by the County Board at their May 16th meeting.

OTHER BUSINESS/ANNOUNCEMENTS
The City of Plano approved their Comprehensive Plan update at their May 8th City Council meeting.

CITIZENS TO BE HEARD/ PUBLIC COMMENT
None

ADJOURNMENT
Mr. Nelson made a motion, seconded by Ms. Wilson to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:59 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner
Proposal Summary

Staff has reviewed the request from Kendall County Planning & Zoning Department along with the subsequent documents attached. This subject property is located within one and a half miles of the planning boundary for Yorkville allowing us the opportunity to review and provide comments to Kendall County. The petitioner, Semper Fi Land, Inc. (Robert Velazquez), is requesting Special Use authorization from Kendall County to operate a landscape waste composting facility on an approximately 5.2-acre parcel located about half (1/2) mile south of Galena Road in Bristol Township. The location of the proposed compost operation will be at 1996 Cannonball Trail.

According to information obtained from the County and a meeting staff had with the petitioner, the property is currently zoned A-1 Agricultural District and has an existing special use permit to operate a landscaping business. All of the surrounding properties are within the City of Yorkville’s corporate boundary and zoned R-2 Single Family or R-2D Two-Family Attached residential. A mixed use residential development called Bristol Ridge, consisting of over 400 single family, duplexes and townhome units was approved by the City in 2006. Although development has yet to occur on this property, all entitlements remain and the owners have recently expressed interest in reviving the project in the near future.

The petitioner currently resides in a detached single family house on the property. As proposed, the petitioner plans to collect only landscape and yard waste on the site, and no food or organic waste material will be permitted. The majority of the waste (approximately 85%) will be turned into mulch with the...
remainder converted into compost material. It is estimated the proposed landscape waste and composting operation would receive between 100 to 150 cubic yards per day with a daily maximum of 250 cubic yards. All truck traffic entering and exiting the property will be monitored by the petitioner to ensure that only clean waste materials are deposited onsite. There will be between 2 to 5 employees assisting with daily operations at the proposed landscape waste and composting facility during the hours of 7:00 am to 3:00 pm, Monday through Friday. While some heavy equipment will be utilized as part of the proposed composting operation, such as a tub grinder, wheel loader and skid loader, the petitioner will be restricted to a maximum dbA of 65 during the day time (7:00 am – 10:00 pm) and 55 dbA during nighttime hours (10:00 pm to 7:00 am). Parking for the proposed use can be adequately accommodated on the property and access for the truck traffic will come from Cannonball Trail via a gravel driveway path installed on the southern portion of the site. All vehicles and equipment will be stored inside a building when not in use and additional evergreen trees have already been installed by the petitioner for screening where the bulk of the proposed operations will occur. Further details of the proposed operation and site plan has been provided in the attached Kendall county staff report and petitioner application prepared by Deigan & Associates, LLC, environmental consultants.

The proposed use is similar to a previously approved landscape waste composting facility located in the southeast quadrant of Galena and Beecher Roads. The Green Organics facility has approximately 9.5-acres dedicated to the composting operation and processes between 150,000 cubic yards to 175,000 cubic yards of landscaping material annually. Green Organics also is situated adjacent to an approved residential development that has yet to begin construction.

Kendall County’s Land Resource Management Plan designated the future land use for this property as Planned Rural Residential which has a maximum density of 0.6 dwelling units per acre. According to the LRMP, the Planned Rural Residential land use category promotes large-lot, low-density detached single-family residential development. Additionally, the district strives to provide a semi-rural or countryside setting, retaining a greater amount of open space with compatible governmental, educational, religious, and recreational uses also permitted in these areas.

**Yorkville Comprehensive Plan**

The recently updated Yorkville Comprehensive Plan has the future land use designation of the subject property as Estate/Conservation Residential (ECR). This land use designation is intended to provide flexibility for residential design to accommodate low-density detached single-family housing but also support retaining and enhancing sensitive environmental and scenic features of the land.

Furthermore, the Comprehensive Plan envisions properties designated within the Estate/Conservation Residential to serve as
transitions between more traditional suburban neighborhoods and agricultural zones and as a
place identifiable by its scenic views, tree masses and environmental features.

Staff Recommendation & Comments

Staff has reviewed the petitioner’s request and the Kendall County staff report which has
detailed conditions as the use, operation, personnel, noise/dust/order/vector controls, as well as
water and soil quality standards and have no substantial objections to the request. Staff had
recommended the petitioner incorporates a paved or compacted driveway surface in the plan for
truck traffic entering and existing off of Cannonball Trails into the site to further reduce dust and
rock debris on Cannonball Trail at the entrance of the property. According to the Kendall County
Senior Planner, the petitioner has agreed to pave the western 30 feet of the driveway off of
Cannonball Trail.

Staff also recommends since the proposed compost facility will be located adjacent to a
potential future residential development, that the petitioner stipulates that upon such time any
new residential dwelling unit is permitted for construction and occupancy is established for at
least sixty (60) days in the City of Yorkville within one-eighth (1/8) mile of the subject property,
the City will notify the owner/operator to establish a timeframe for closure of the composting
facility within three (3) years and require a closure plan developed and submitted to the City
and IEPA in compliance with Section 830.213 Standards for Compost Facilities of the Illinois
Environmental Protection Act. This is also the condition placed on the Green Organics property
as part of their Special Use authorization.

Finally, with regards to adherence to the designated future land use, both the Kendall
County and City of Yorkville future land use plans envisioned the subject property as residential,
rural in character with elements of conservation design. It is staff’s opinion that the use of the
property for a landscape waste and compost facility operation is transitional until large planned
residential development moves to this area. Furthermore, since the request is for Special Use
approval, any change in scope, intensity or size of the proposed landscape waste and compost
operation will require an amendment, public hearing and notification by Kendall County.

The City’s Planning and Zoning Commission will review and make recommendations to
the City Council regarding this request at their June 14, 2017 meeting. This item was delivered to
the City on April 28, 2017 with feedback requested prior to Kendall County Board consideration. This item was heard at the May 2, 2017 Zoning and Platting Advisory Committee conducted by Kendall County with final consideration heard by the County Board on June 20, 2017.

Attachments:

1. Kendall County Planning and Zoning Memo with Attachments.