

Posted: 2/15/17

AGENDA
PLANNING & ZONING COMMISSION
Tuesday, February 21, 2017
7:00 p.m.
Marengo City Hall

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** September 19, 2016
4. **New Business**
 - a. **Public Hearing**-Review and Recommendation of Approval to Grant M-Manufacturing Zoning Classification, with a Special Use Permit for a mining operation on Property Owned by Marengo Lakes LLC (which includes a portion of property formerly Owned by VCNA Prairie Aggregate Holdings) for Tax Numbered Parcels 16-10-200-010, 16-10-200-12, 16-10-200-014, 16-10-300-002, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-400-006, 16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002, and 16-14-100-013; located on the South Side of Pleasant Grove Road and on the West Side of State Route 23
5. **Adjournment**

City of Marengo
Planning & Zoning Commission Meeting
Council Chambers
132 E. Prairie Street
Marengo, IL 60152
September 19, 2016
7:00 P.M.

CALL TO ORDER

Commission Chairman Mike Bieniek called the Meeting of the Planning & Zoning Commission to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

Mr. Bieniek led everyone in the Pledge of Allegiance.

ROLL CALL

Present this evening are Commissioners Bieniek, Piwonka, Varney, Hunt, Brackmann, and Gieseke, Also present were City Administrator Gary Boden and Deputy City Clerk Anna Leyrer. Absent this evening is Commission Member Mazuriewicz.

APPROVAL OF MINUTES

Commission member Varney made a motion, seconded by Commission member Gieseke to approve the **February 16, 2016** Planning and Zoning Minutes. The motion passed with aye votes from Commission members Bieniek, Piwonka, Gieseke, Varney, Brackmann, and Hunt.

NEW BUSINESS- PUBLIC HEARING

a. Review and Recommendation of Approval to Grant a Special Use Permit to 421 East Grant Highway

Commission member Piwonka made a motion, seconded by Commission member Varney to open the Public hearing. The motion passed with a voice vote.

Commission Chairman Bieniek stated that there was public notification of the Public Hearing, and requested that the verification of mailings that were sent to property owners within 250 feet surrounding the area about this public hearing be submitted for record. Documents were presented to Deputy City Clerk Anna Leyrer for the record.

Pat Shelton, the petitioner and owner of 421 East Grant Highway explained that the purpose of his request is allow the uses currently allowed under zoning class R3, and not restrict use to Insurance or Insurance type business, which is what his current special use has allowed for the last 30 years. By seeking a new special use, it would allow more opportunities to sell his building. He also stated that he would like to change the signage, but would follow the current sign code to ensure it was conforming.

Commissioner Hunt asked if there is currently a potential buyer. Mr. Shelton stated that he has had several inquiries on the property, but no commitment as of yet.

Commission Chairman Bieniek asked what the square footage is. Mr. Shelton stated it is approximately 800 square feet, and has four rooms.

Commissioner Brackmann asked about Mr. Shelton's question about signage. City Administrator Boden stated that as long as it is a conforming sign, no additional approval from Planning and Zoning would be needed, just a required permit. If the sign request would be non-conforming, then an additional review would be required.

PUBLIC COMMENT

Commission Chairman Bieniek opened the floor for Public Comment. There was none.

Commission member Piwonka made a motion, seconded by Commission member Gieseke to close the Public Comment. The motion passed with a voice vote.

DISCUSSION

Based on the location and property configuration, available parking and square footage, Commission Chairman Bieniek suggested that while professional offices are appropriate, other larger uses under the R-3 special use provisions would not be adequate. The Commissioners agreed.

PLANNING AND ZONING ACTION

Commission member Piwonka made a motion to recommend the approval to grant a special use permit for 421 East Grant Highway with the condition that cemeteries, churches, chapels, temples, and synagogues would not be allowed. Commissioner Gieseke seconded. The motion passed with aye votes from Commissioners Bieniek, Piwonka, Gieseke, Varney, Brackmann, and Hunt.

ADJOURNMENT

Commissioner Hunt made a motion to close the meeting. The motion passed with a voice vote. The meeting adjourned at 7:25 p.m.

Respectfully submitted,
Anna Leyrer
Deputy City Clerk

TO: Planning and Zoning Commission
 C: Mayor and City Council
 FROM: Gary Boden, City Administrator
 DATE: February 14, 2017
 RE: Subject to Annexation, Rezoning from AT- Agricultural Transition to M-Manufacturing (with a Special Use Permit) **Marengo Lakes** Owned by Super Aggregates.

As has been previously reported, Super Aggregates is intending to merge the old Prairie Aggregates quarry with their planned quarry located immediately north of Prairie. About this time last year Super Aggregates gained approval for a 256-acre quarry operation ("Pleasant Grove Lakes") that exited onto Pleasant Grove Road. That approval included a rezoning of the 256 acres to M-Manufacturing with a Special Use Permit that allowed for the quarry's development. That approval included rezoning of 80 acres which was to be annexed into the City. Shortly after City Council approval, the company put a hold on advancing the annexation and development of this quarry, because they began earnest negotiations for the purchase of Prairie Aggregates.

Under the intention of merging the two quarries, Super Aggregates is asking for an amendment to the unexecuted Pleasant Grove Lakes annexation agreement to now include their recent acquisition. More particular to the Plan Commission, they have filed revised annexation and rezoning petitions that would join the former Prairie Aggregates property to the Pleasant Grove Lakes Property.

Under this new alignment, the Planning Commission is being asked to hold a public hearing, review, and make recommendation on the rezoning of the total holding, thereby redoing the public hearing, review and vote of recommendation of the northern half of the combined property which was approved last year.

This new plan removed the one major complication from last's year approval – the use of Pleasant Grove Road for the entry point to the quarry. With the merger, the company's plan show that the entry point would come off State Route 23 at Prairie Aggregates current entry location. The company has requested that the Pleasant Grove Road access point be maintained for a future purpose when and if it is needed for the development of the property once the quarrying operation is completed.

Remember the Plan Commission is on *Tuesday* night, since City Hall closed on Monday for Presidents Day.

PUBLIC HEARING NOTICE

In Compliance with the Marengo Zoning Ordinance a public hearing will be held before Marengo Planning and Zoning Commission on the 21st, February, 2017 at 7:00 p.m. at 132 East Prairie Street, Marengo, Illinois, 60152. The purpose of the hearing is to consider a petition to zone upon annexation approximately 510 acres to M Manufacturing District and to issue a special use permit between the City and Marengo Lakes, LLC (the "owner") for an unincorporated portion of McHenry County, Illinois in Riley Township west of State Route 23, Marengo, IL (the "Property").

Legal Description: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PART OF LOTS 4 AND 5 IN THE COUNTY CLERK'S PLAT OF SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1901 AS DOCUMENT NO. 10785, IN BOOK 2 OF PLATS, PAGE 16, ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AFORESAID 99 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE WEST TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN SECTION 10, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, 1261.54 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES 39 MINUTES 57 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, 1517.15 FEET TO THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, BEING THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING. ALSO THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALSO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH RANGE 5 EAST ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 80 RODS NORTH OF THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 80 RODS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF, 60 RODS; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE THEREOF, 60 RODS SOUTH OF THE NORTHEAST CORNER THEREOF AND 20 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.00 FEET OF THE EAST 433.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14), ALL IN TOWNSHIP 43 NORTH RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS. PIN: 16-10-200-014, 16-10-200-010, 16-10-200-012, 16-10-300-002, 16-10-400-006, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002, 16-14-100-013.

Property which is the subject of this petition consists of 510 +/- acres currently operated as a sand/gravel quarry and remaining acreage operated as a farm and is located at 8293 IL State Route 23, Marengo, Illinois, in Riley Township.

Property is presently zoned as "A-1" and "A-1C" Agriculture District of McHenry County under the terms of the McHenry County Zoning Ordinance.

Public Notice Public Hearing Notice

In Compliance with the Marengo Zoning Ordinance a public hearing will be held before Marengo Planning and Zoning Commission on the 21st, February, 2017 at 7:00 p.m. at 132 East Prairie Street, Marengo, Illinois, 60152. The purpose of the hearing is to consider a petition to zone upon annexation approximately 510 acres to M Manufacturing District and to issue a special use permit for earth materials extraction, processing, site reclamation, stock piles generated thereon, operation of a concrete and asphalt plant, landscape material transfer, construction material recycling and transfer, the importation of fill materials, recycling of concrete, asphalt shingles and broken asphalt materials, and related operations between the City and Marengo Lakes, LLC (the "owner") for an unincorporated portion of McHenry County, Illinois in Riley Township west of State Route 23, Marengo, IL (the "Property").

Legal Description: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PART OF LOTS 4 AND 5 IN THE COUNTY CLERK'S PLAT OF SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1901 AS DOCUMENT NO. 10785, IN BOOK 2 OF PLATS, PAGE 16, ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AFORESAID 99 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE WEST TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN SECTION 10, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, 1261.54 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES 39 MINUTES 57 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, 1517.15 FEET TO THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, BEING THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING. ALSO THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALSO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH RANGE 5 EAST ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 80 RODS NORTH OF THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 80 RODS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF, 60 RODS; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE THEREOF, 60 RODS SOUTH OF THE NORTHEAST CORNER THEREOF AND 20 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.00 FEET OF THE EAST 433.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14), ALL IN TOWNSHIP 43 NORTH RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PIN: 16-10-200-014, 16-10-200-010, 16-10-200-012, 16-10-300-002, 16-10-400-006, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002, 16-14-100-013. Members of the public are welcome to attend the public hearing and provide comments and/or testimony regarding the proposed zoning reclassification and special use.

Public Notice Public Hearing Notice

Notice is hereby given that a public hearing will be held before the Mayor and the City Council of the City of Marengo on 27th, February, 2017 at 7:00 p.m. at 132 East Prairie Street, Marengo, Illinois, 60152. The purpose of the hearing is to consider a proposed annexation agreement between the City and Marengo Lakes, LLC for an unincorporated portion of McHenry County, Illinois in Riley Township, commonly known as 8293 State Route 23, Marengo, IL. The Property includes PINs 16-10-400-003, 16-10-400-004, 16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002, 16-14-100-013.

Members of the public are welcome to attend the public hearing and provide comments and/or testimony regarding the proposed annexation agreement.

A copy of the proposed annexation agreement is available for public inspection in the City Hall, 132 East Prairie Street, Marengo, Illinois 60152, during regular business hours

City Clerk Constance J. Boxleitner, City of Marengo



*A Proven History
.... A Future Commitment*

February 15, 2017

To: The City of Marengo
Mayor Lockhart
Marengo City Council
City Administration
Planning and Zoning Commission

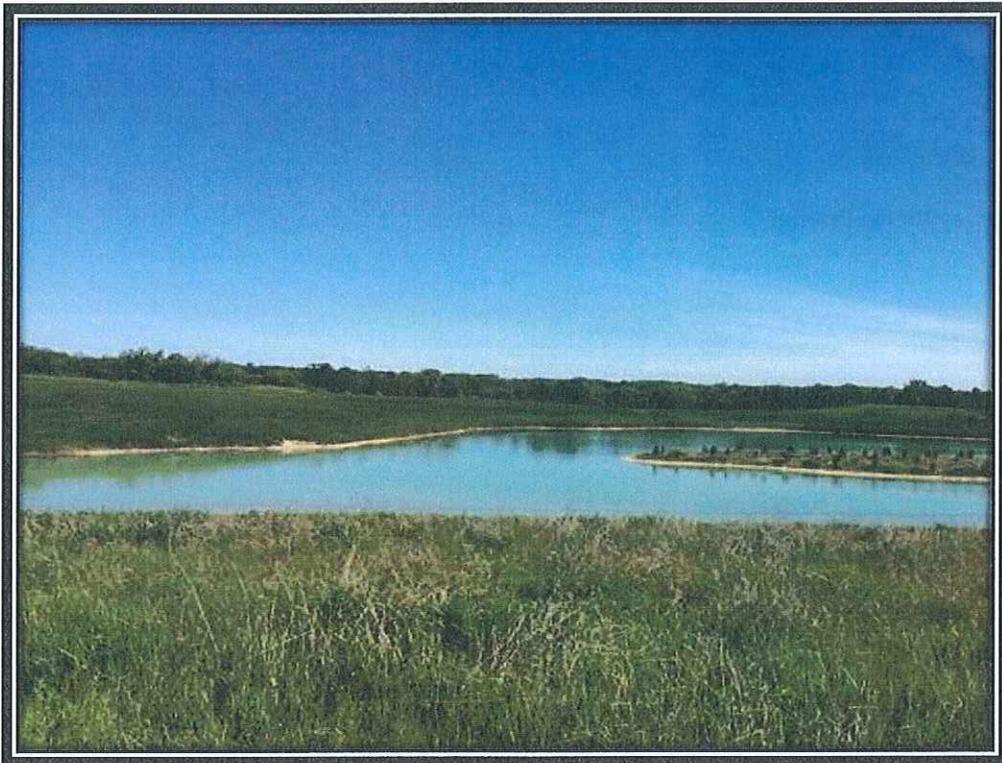
We have revised Pages 18-34 in our previously submitted Petition Booklet. Please disregard the existing booklet pages 18-34 and insert the enclosed revision. We apologize for any confusion this may have caused.

Thank you.

5435 Bull Valley Road · Suite 330 · McHenry, IL 60050
Phone: (815)-385-8000
Fax: (815) 385-8711

**Super Aggregates
Petition for
Marengo Lakes**

Presented to the City of Marengo



Prepared By:



A Proven History....

....A Future Commitment

Jack Pease

5435 Bull Valley Road Suite 330 McHenry, IL 60050

Office: 815-385-8000 Mobile: 815-790-1293

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Request Outline

In reference to 255 acres (Former O'Brien Property) located West of Illinois Route 23, West and Southwest of Pleasant Grove Road, North of Grange Road and East of Blissdale Road. In consideration of the City of Marengo, Super Aggregates would like to request the following:

- Petition for Annexation, Zoning Amendment (M) and Special Use to include the South ½ of the Southeast Quarter of Section 10, Township 43 North, Range 5 East of the Third Principal Meridian. Property is 80 acres more or less, formerly known as the O'Brien property contiguous and adjacent to the boundaries of the City of Marengo. PIN: 16-10-400-003 & 16-10-400-04.
- Petition for a Zoning Reclassification to the Manufacturing (M) District classification and Special Use on 175 Acre property formerly known as the O'Brien property located in the City of Marengo.
- Mass grading permit for mining area.

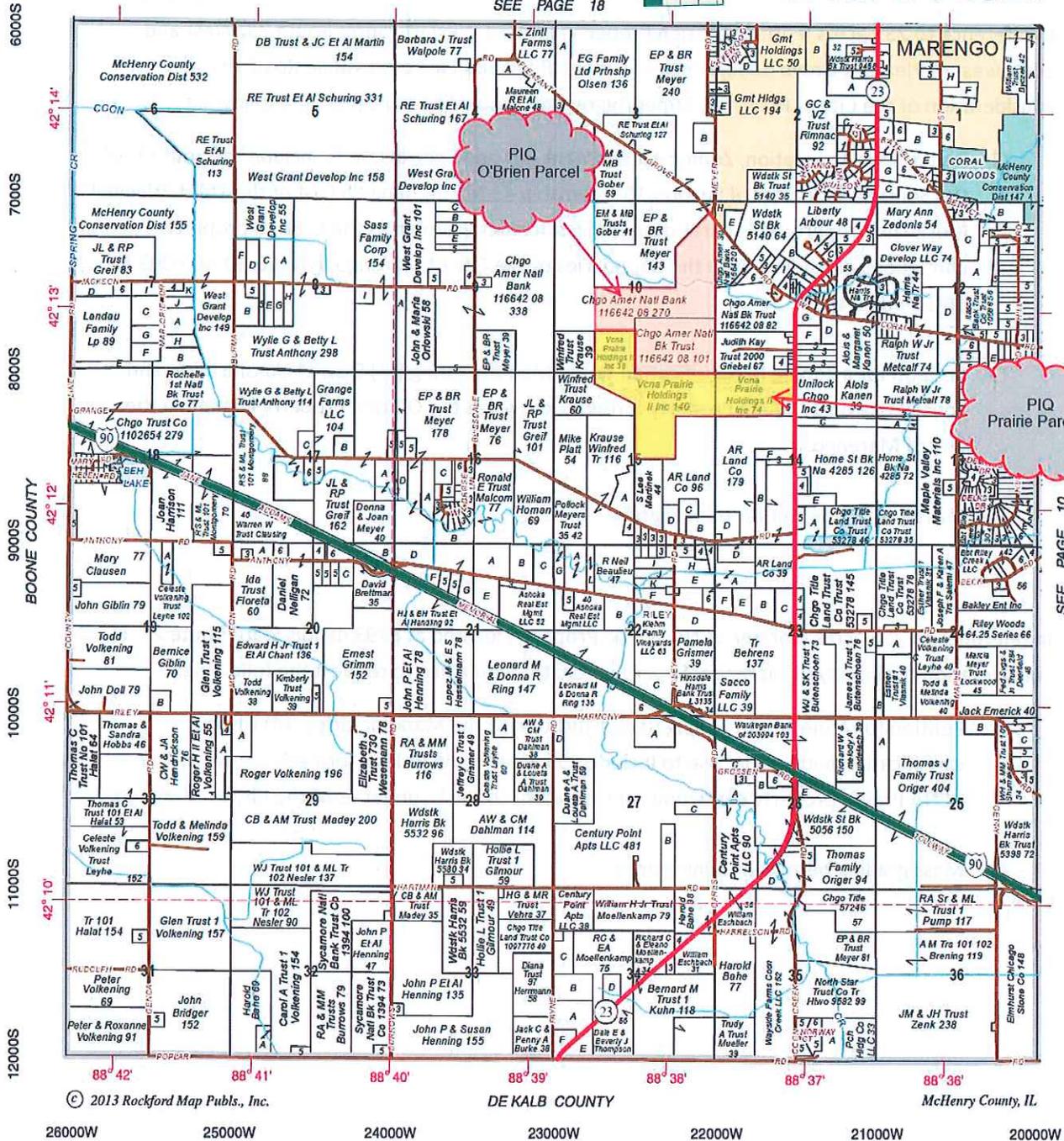
In reference to 255 acres (Former VCNA Prairie Property) located at 8293 Illinois State Route 23. In consideration of the City of Marengo, Super Aggregates would like to request the following:

- Petition for Annexation, Zoning Reclassification to the Manufacturing (M) District classification and Special Use to include 255 acres more or less, formerly known as the VCNA Prairie property contiguous and adjacent to the boundaries of the City of Marengo.
- Mass grading permit for mining area.

RILEY

Refer to page 48 for keyed parcels
T.43N.-R.5E.

SEE PAGE 18



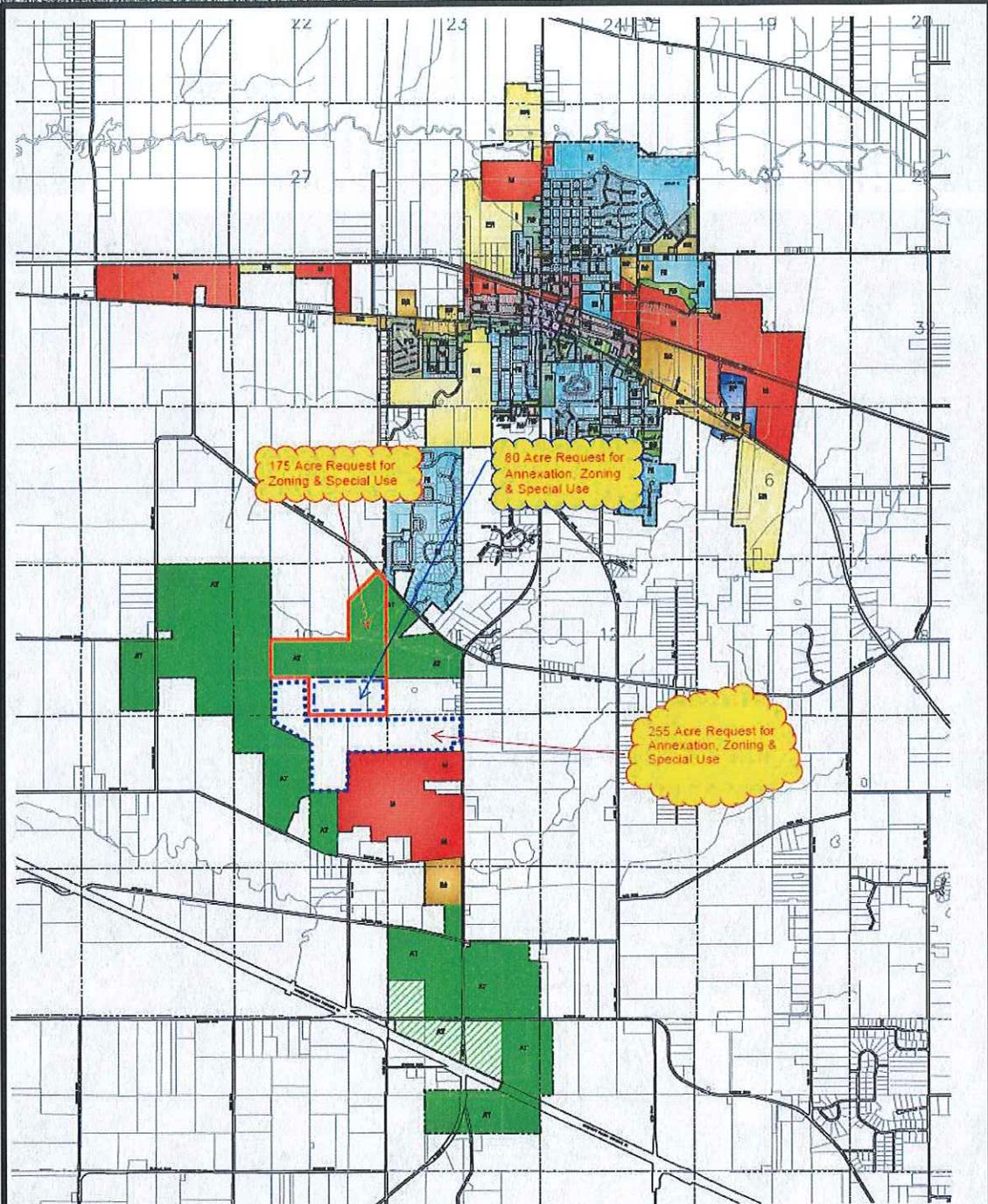
© 2013 Rockford Map Publs., Inc. DE KALB COUNTY McHenry County, IL

26000W 25000W 24000W 23000W 22000W 21000W 20000W

12000S 11000S 10000S 9000S 8000S 7000S 60000S

88° 42' 88° 41' 88° 40' 88° 39' 88° 38' 88° 37' 88° 36'

SEE PAGE 10



175 Acre Request for Zoning & Special Use

80 Acre Request for Annexation, Zoning & Special Use

255 Acre Request for Annexation, Zoning & Special Use

ZONING DISTRICTS		MAP LEGEND	
ES1	Special Event	BN	General Business District
F1	Office Single-Family	BS	General Business District
FR	Office Single-Family	BP	Business Park
FR	Office Single-Family	MP	Manufacturing Planned
FR	Office Single-Family	PD	Professional
AT	Accessory Agricultural	AT	Accessory Agricultural
AT	Accessory Agricultural	AT	Accessory Agricultural

DATE	BY	DESCRIPTION
11/15/2011	HRG	ISSUED

420 N. Ford Street
 Marengo, IL 60152-2134
 (815) 281-1778 | (815) 281-1181
 www.hrgreen.com

CITY OF MARENGO
ZONING MAP

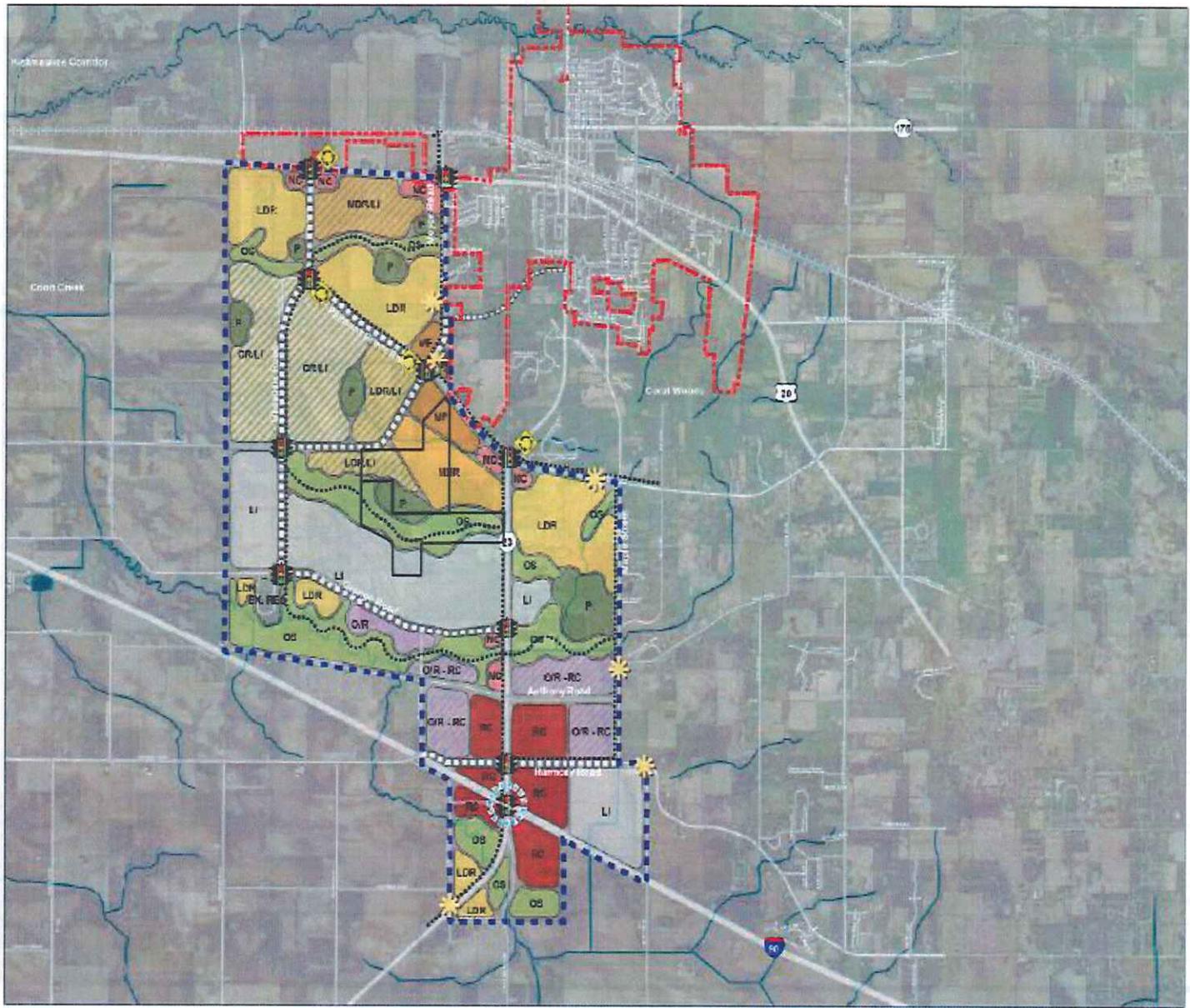


[IN FEET]
 1" = 100'

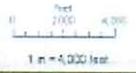
DATE: 11/15/2011
 TIME: 10:00 AM
 USER: HRG
 PROJECT NO.: 2011-0017
 SHEET NO.: 01

ZONING

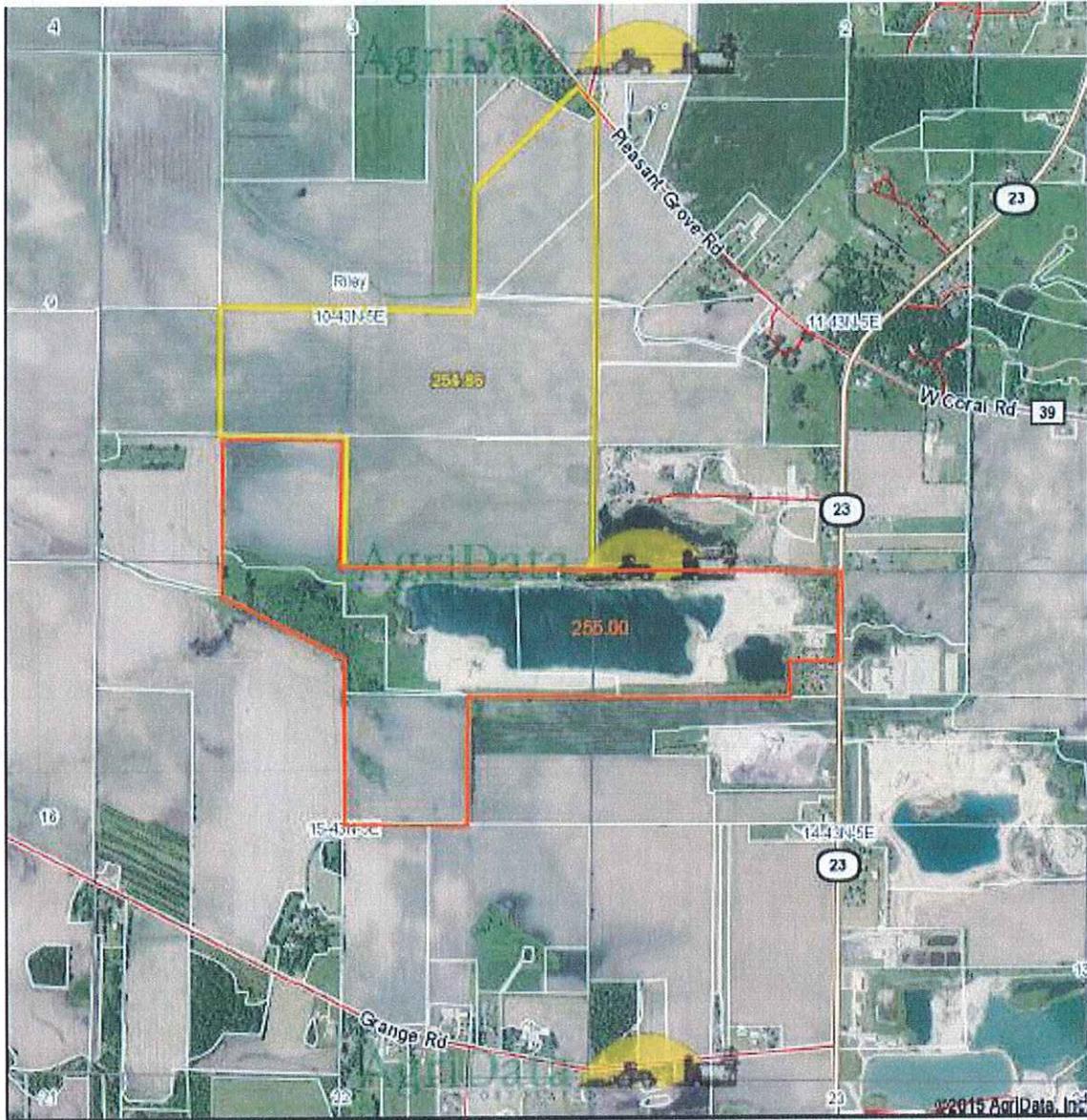
City of Marengo
Southern Sub-Area Plan
Development Plan



- Legend**
- Sub-Area Boundary
 - Municipal Boundary
 - Potential Interchanges
 - ☀ Topographic High Point
 - 🚦 Potential Traffic Signal
 - 🚲 Potential Bicycle Lanes
 - 🛣 Potential Collector Roads
 - 🛣 Potential Road Connections
 - Local Road
 - U.S. Interstate HWY
 - U.S. Route HWY
 - State Route HWY
 - County Route HWY
 - Railroad Centerline
 - 🌊 Water Features
 - Creeks & Streams
 - 🏠 Light Industrial
 - 🏢 Office/Research Regional Commercial
 - 🏢 Regional Commercial
 - 🏢 Neighborhood Commercial
 - 🏠 Multi-Family Residential
 - 🏠 Medium Density Residential
 - 🏠 MDRLI
 - 🏠 Low Density Residential
 - 🏠 Low Density Residential/Light Industrial
 - 🏠 Countryside Of Residential/Light Industrial
 - 🌳 Parks
 - 🌳 Open Space Conservation
 - 🏠 Existing Residential



Aerial Map



map center: 42° 12' 41.76, 88° 37' 46.85
scale: 18810

Maps Provided by
surety
CUSTOMER SERVICE MAPS
© AgriData, Inc. 2014 www.AgridataInc.com

10-43N-5E
McHenry County
Illinois



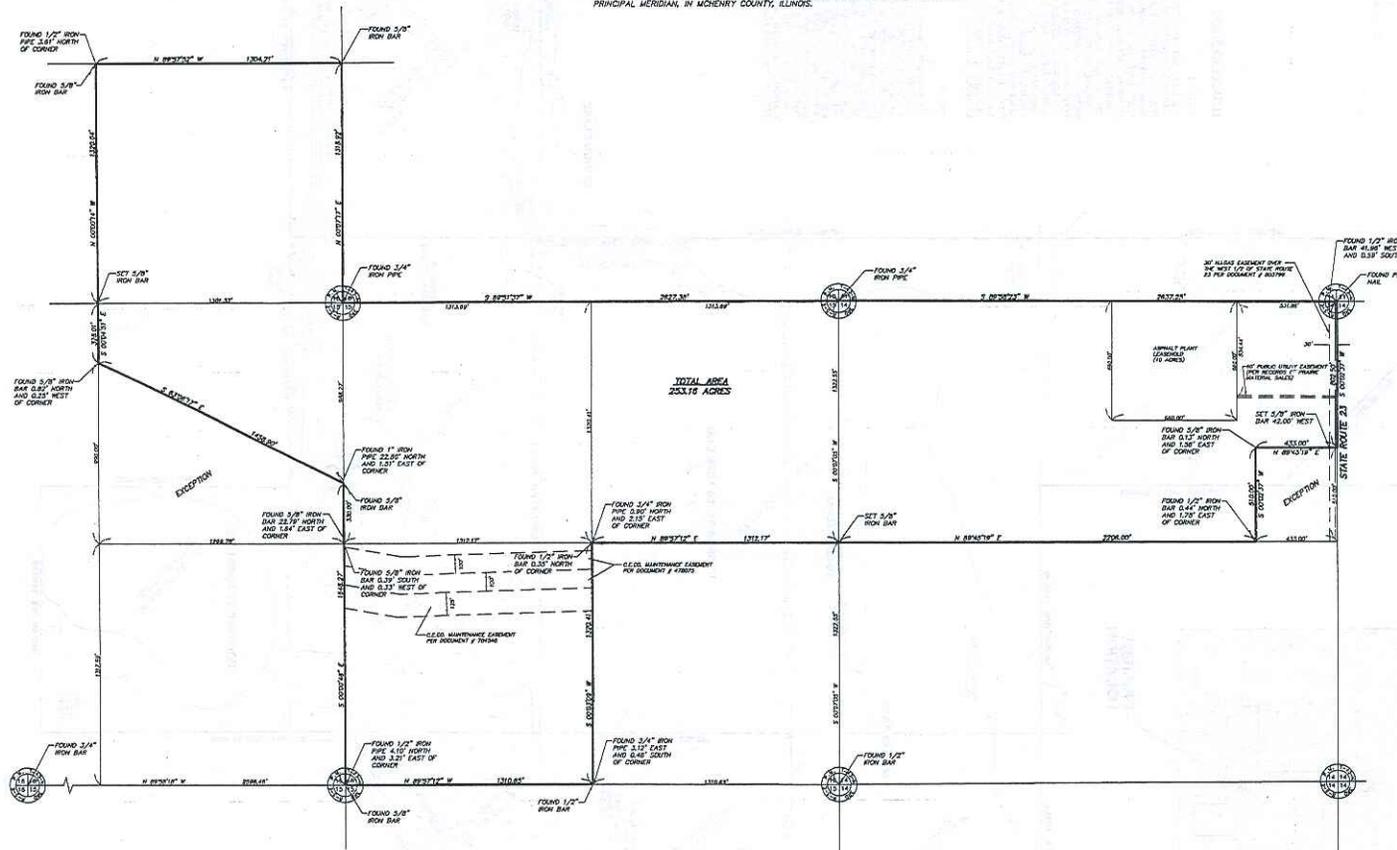
5/11/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

PLAT OF SURVEY

COMP. FILE: 010581.dwg
 PLOT FILE: STANDARD
 N.E. BOOK

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALSO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 5 EAST, ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 (EXCEPTING AND RESERVING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 80 RODS NORTH OF THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 80 RODS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF, 80 RODS; THENCE SOUTHWESTERSLY TO A POINT ON THE EAST LINE THEREOF, 80 RODS SOUTH OF THE NORTHEAST CORNER THEREOF; AND 20 RODS NORTH OF THE PLACE OF BEGINNING, THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.00 FEET OF THE EAST 433.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14.) ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.



#6090

Prairie Group
 York 90
 8923 S. Rt 23
 Marengo



STATE OF ILLINOIS } S.S.
 COUNTY OF McHENRY }
 I, Shirley E. Cielonka
 Surveyor
 This is to certify that we have surveyed the premises above described, and that the plat hereon is a representation of the said survey.
 Dated at McHenry, McHenry County Illinois Dec 12 A.D. 2001
 Smith Engineering Consultants, Inc.

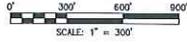
Shirley E. Cielonka
 Illinois Professional Land Surveyor
 No. 2285-2442 BK _____ PG. _____

CLIENT: DYNAMIC MATERIAL
 DRAWN BY: KGI CHECKED BY: JER
 SCALE: 1"=100' SEC. T.43N. R.2E
 JOB NO.: 010581-4
 DATE: 12-3-01
 FIELD WORK COMPLETED: 11-20-01
 REVISIONS:
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF

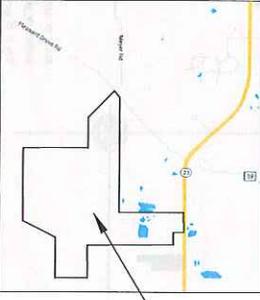
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 * No distances should be assumed by scaling.
 * No underground improvements have been located unless shown on the plat.
 * No representation as to ownership, use, or possession should be herein implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature attested.
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

NOTE:
 1. RE. BOOK #82288. RIGHT OF WAY AGREEMENT GRANTED TO NATURAL GAS PIPELINE CO. OF AMERICA. THE LEGAL DESCRIPTION IN SAID DOCUMENT ONLY DESCRIBES THE LAND THROUGH WHICH THE RIGHT OF WAY PASSES. IT DOES NOT GIVE AN EXACT LOCATION OF ROUTE.
 2. CHICAGO TITLE INSURANCE CO. POLICY NO. 1409 000218873 DATED SEPTEMBER 3, 1998 WAS USED IN PREPARATION OF PLAT OF SURVEY. ONLY THOSE EASEMENTS CONTAINED IN THIS POLICY ARE SHOWN UNLESS OTHERWISE NOTED.

SITE PLAN



VICINITY MAP:



PROJECT LOCATION

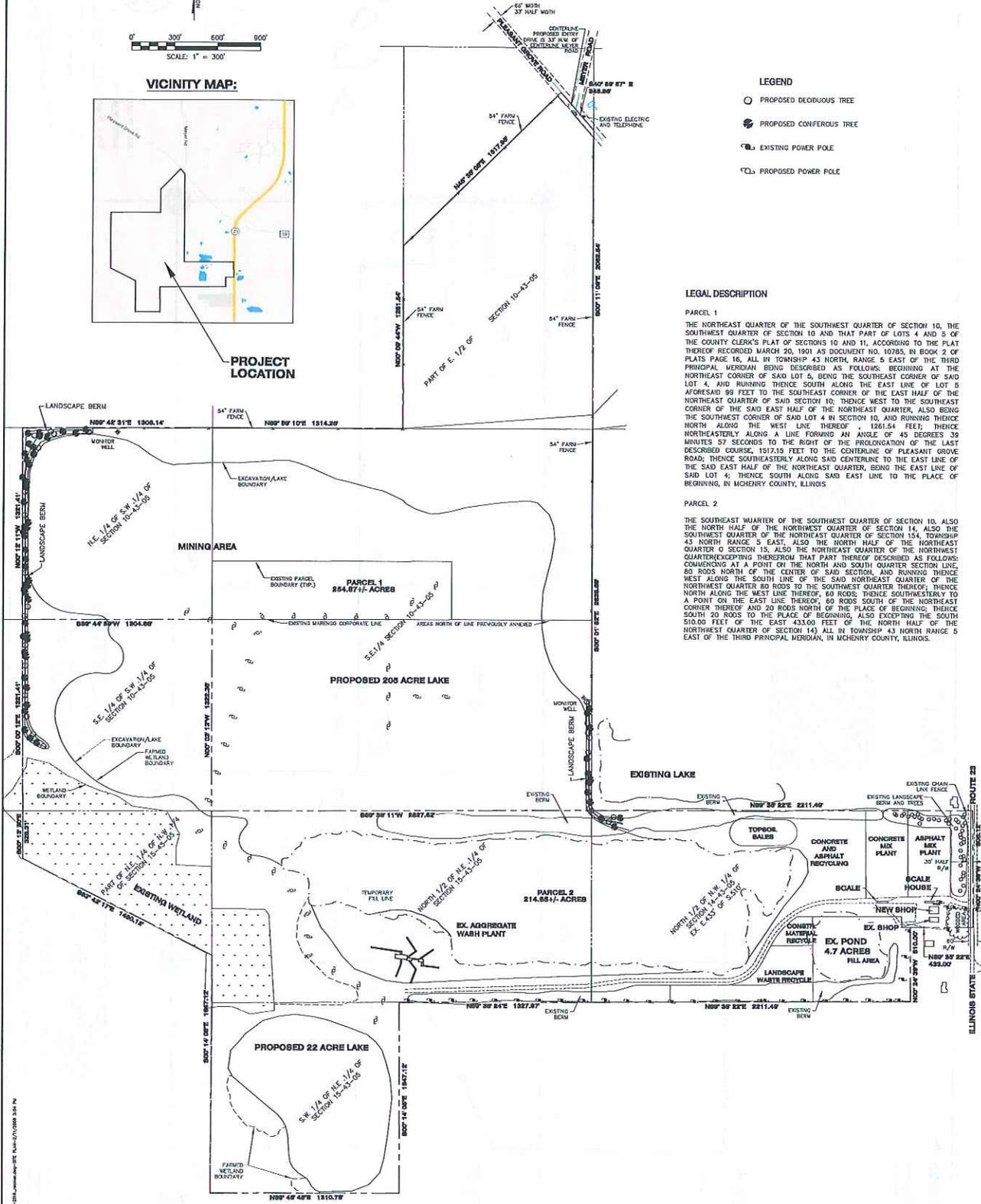
LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING POWER POLE
- PROPOSED POWER POLE

LEGAL DESCRIPTION

PARCEL 1
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 10 AND THAT PART OF LOTS 4 AND 5 OF THE COUNTY CLERK'S PLAT OF SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1901 AS DOCUMENT NO. 10785, IN BOOK 2 OF PLATS PAGE 16, ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AFORESAID 98 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE WEST TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN SECTION 10, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 1261.84 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES 39 MINUTES 57 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, 1517.15 FEET TO THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, BEING THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH RANGE 5 EAST, ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 60 RODS NORTH OF THE CENTER OF SAID SECTION, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTH QUARTER SECTION LINE, 60 RODS NORTH OF THE CENTER OF SAID SECTION, AND RUNNING THENCE WEST ALONG THE WEST LINE THEREOF, 60 RODS; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE THEREOF, 60 RODS SOUTH OF THE NORTHEAST CORNER THEREOF AND 20 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.0 FEET OF THE EAST 43.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14) ALL IN TOWNSHIP 43 NORTH RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



W:\Projects\2015\15-0000-281\Drawings\SP-Plan-7/1/2016.dwg
 15-0000-281-SP-Plan-7/1/2016.dwg
 15-0000-281-SP-Plan-7/1/2016.dwg

SCHMITZ ENGINEERING
 210 West Calhoun, Woodstock, IL 60098
 Ph: (815) 337-7810 Fx: (815) 337-7812
 www.schmitzengineering.com

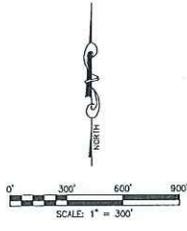
SUPER AGGREGATES
 PLEASANT GROVE AT MEYER ROAD
 AND STATE ROUTE 23
 MARENGO, ILLINOIS
SITE PLAN

REVISIONS		
DATE	NO.	DESCRIPTION
10-15-2015	1	CHANGES PER ORDER
09-17-2017	2	ADD PARCEL 2 TO SOUTH

CLIENT:
 SUPER AGGREGATES
 FOX DEVELOPMENT
 5435 BULL VALLEY ROAD
 MCHENRY, ILLINOIS 60050
 CONTACT: JACK PEASE (815) 205-8000

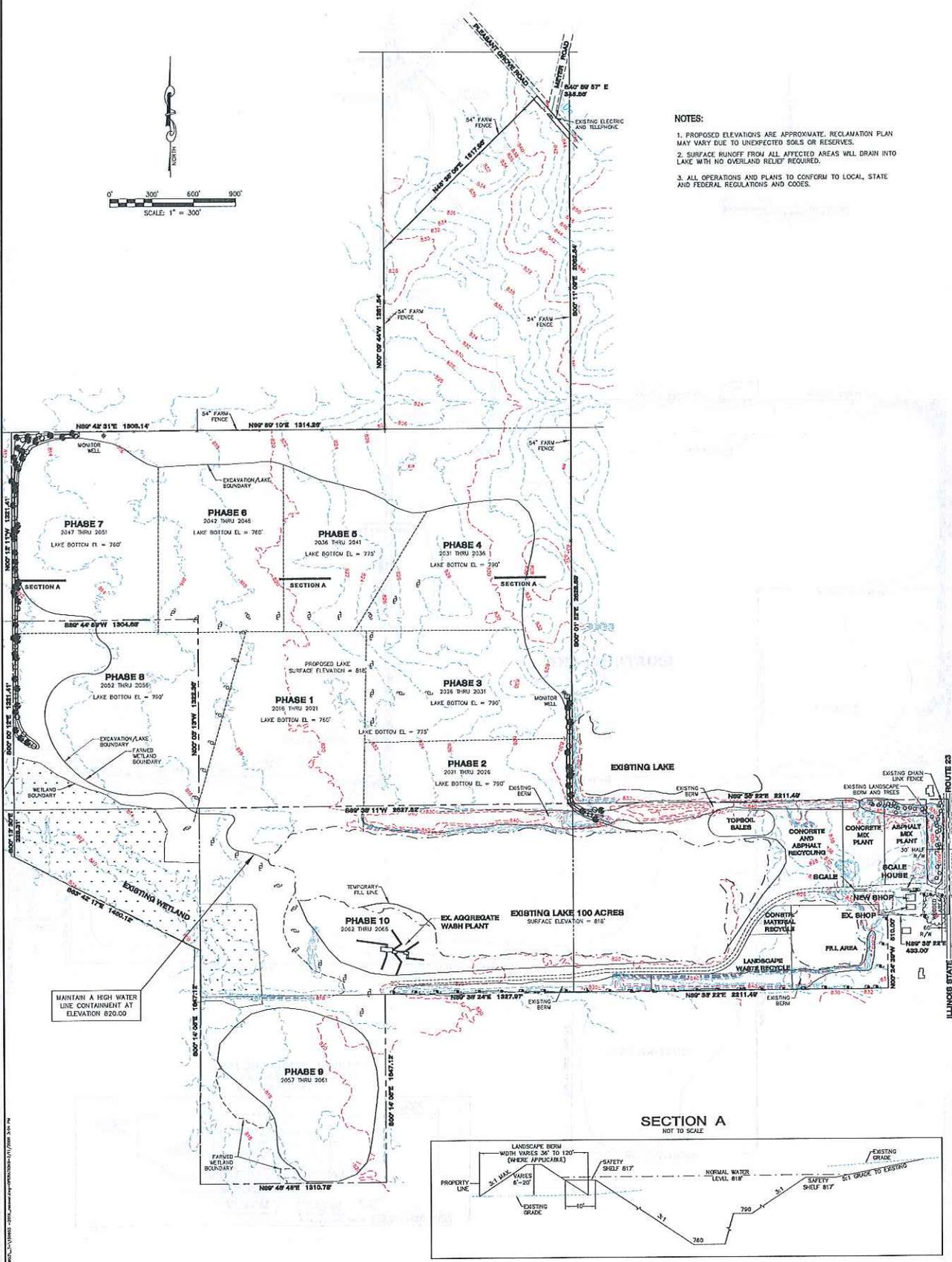
Drawn By: JJB
 Date: 10/02/2015
 Job Number: 150903
 Sheet Number: 1 of 3

OPERATIONS / MINING PLAN



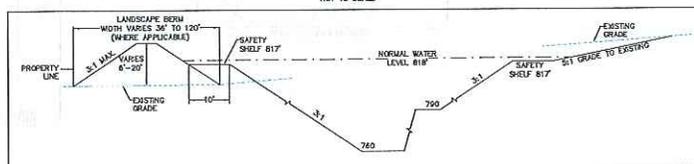
NOTES:

1. PROPOSED ELEVATIONS ARE APPROXIMATE. RECLAMATION PLAN MAY VARY DUE TO UNEXPECTED SOILS OR RESERVES.
2. SURFACE RUNOFF FROM ALL AFFECTED AREAS WILL DRAIN INTO LAKE WITH NO OVERLAND RELIEF REQUIRED.
3. ALL OPERATIONS AND PLANS TO CONFORM TO LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.



MANTAIN A HIGH WATER LINE CONTAINMENT AT ELEVATION 620.00

SECTION A
NOT TO SCALE



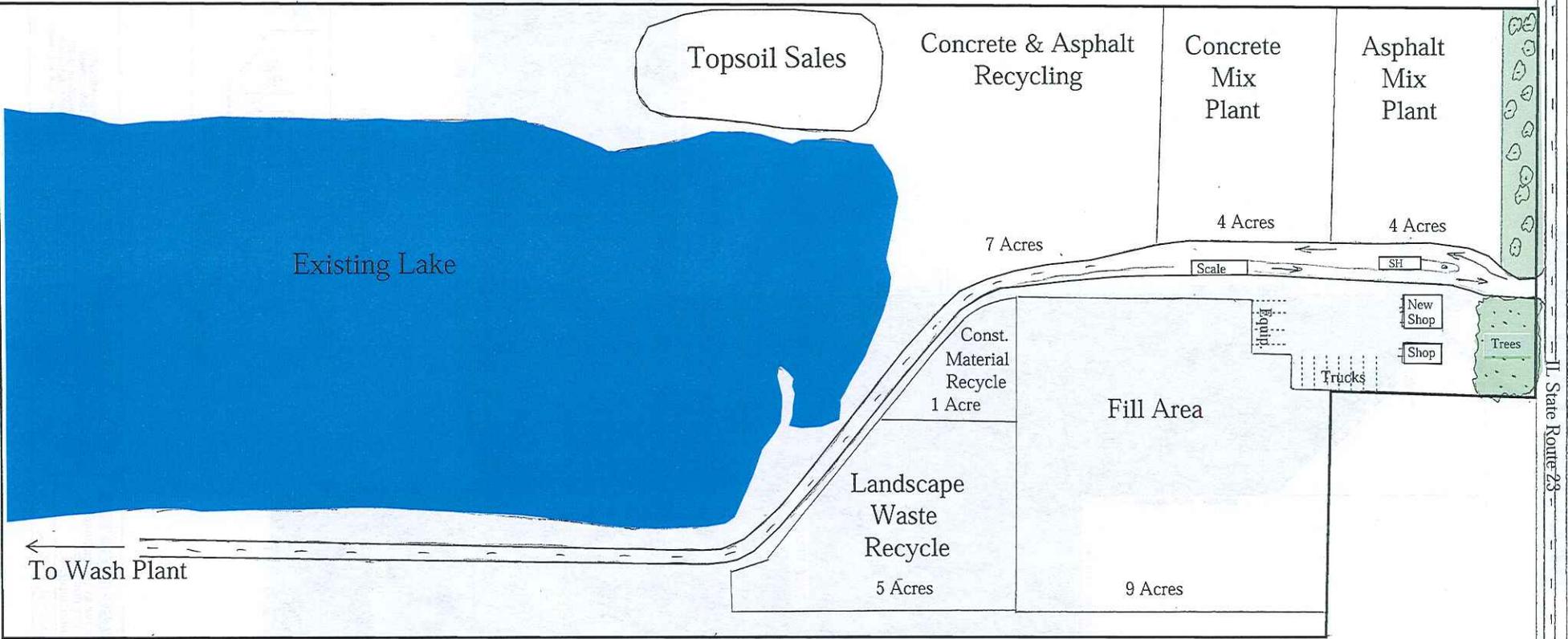
SUPER AGGREGATES
PLEASANT GROVE AT MEYER ROAD AND STATE ROUTE 23
OPERATIONS / MINING PLAN

REVISIONS		
DATE	NO.	DESCRIPTION
10-15-2013	1	CHANGES PER OWNER
01-17-2017	2	ADD PARCEL 2 TO SOUTH

CLIENT:
SUPER AGGREGATES
FOX DEVELOPMENT
5435 BULL VALLEY ROAD
MCHENRY, ILLINOIS 60050
CONTACT: JACK PEASE (815) 366-0000

Drawn By: **UJB**
Date: **10/06/2015**
Job Number: **150903**
Sheet Number: **2 of 3**

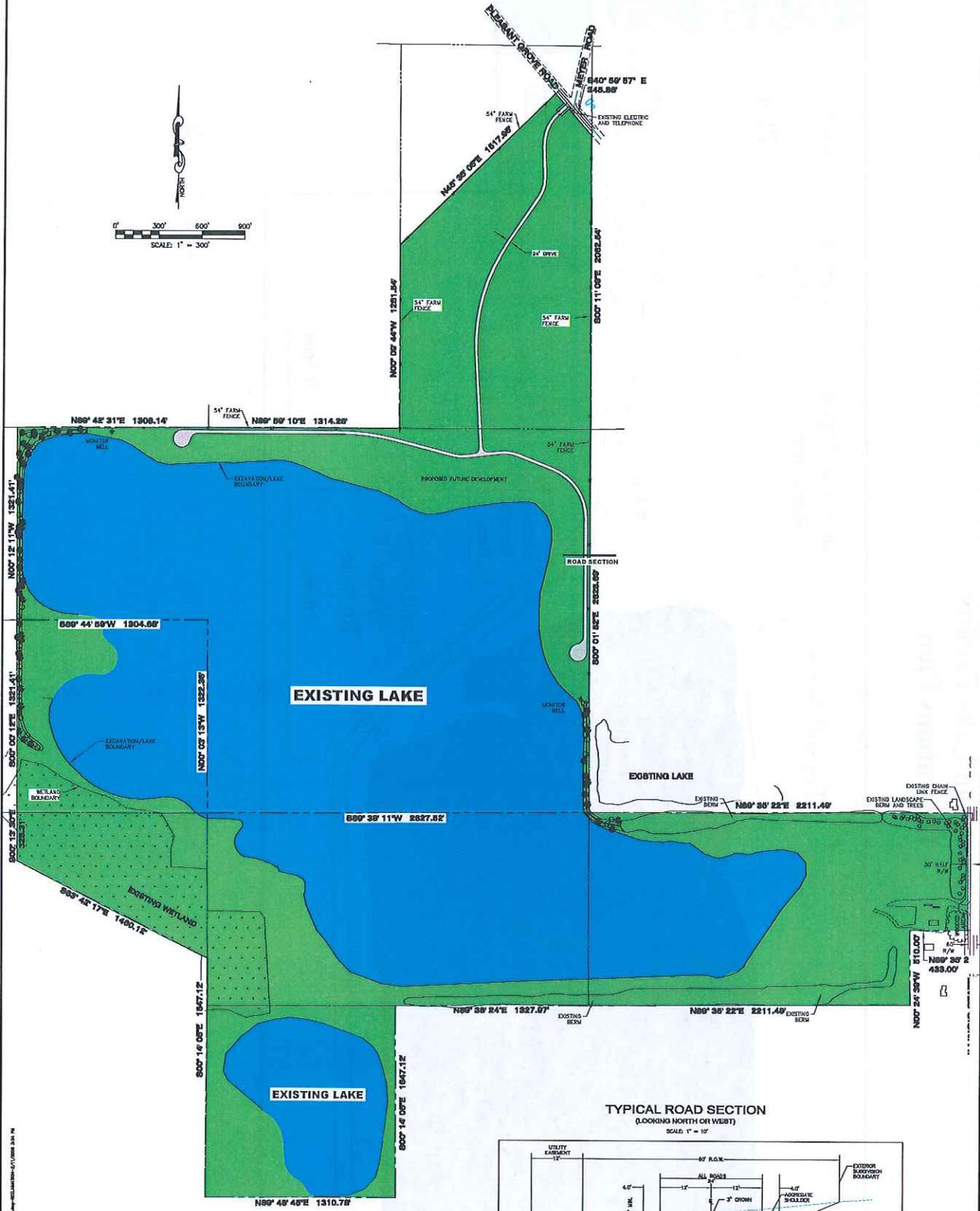
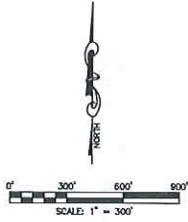
Marengo Lake Facility Operations Plan



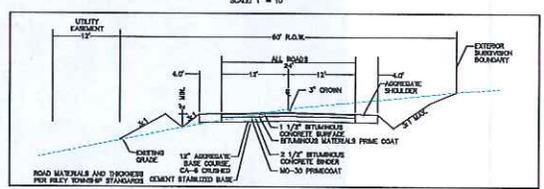
Scale 1" = 20'

SCALE 1" = 20'

RECLAMATION PLAN



TYPICAL ROAD SECTION
(LOOKING NORTH OR WEST)
SCALE: 1" = 10'



11/14/2015 10:00 AM, SUPER AGGREGATES - 2015, Pleasant Grove at Meyer Road and State Route 23, MARENGO, ILL.

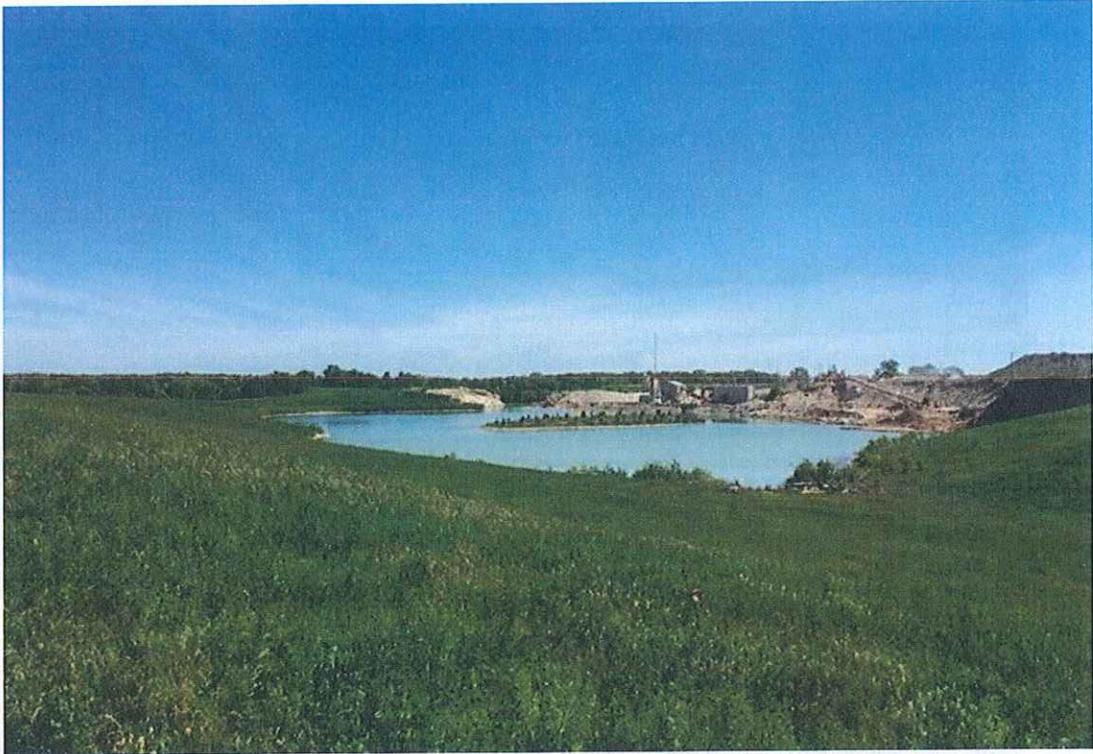
SCHMITT ENGINEERING
 815 WEST CATHAM, WASHINGTON, IL 60090
 PH (815) 337-7810 FX (815) 237-7818
 www.schmitteng.com

SUPER AGGREGATES
 PLEASANT GROVE AT MEYER ROAD
 AND STATE ROUTE 23
 MARENGO, ILLINOIS
RECLAMATION PLAN

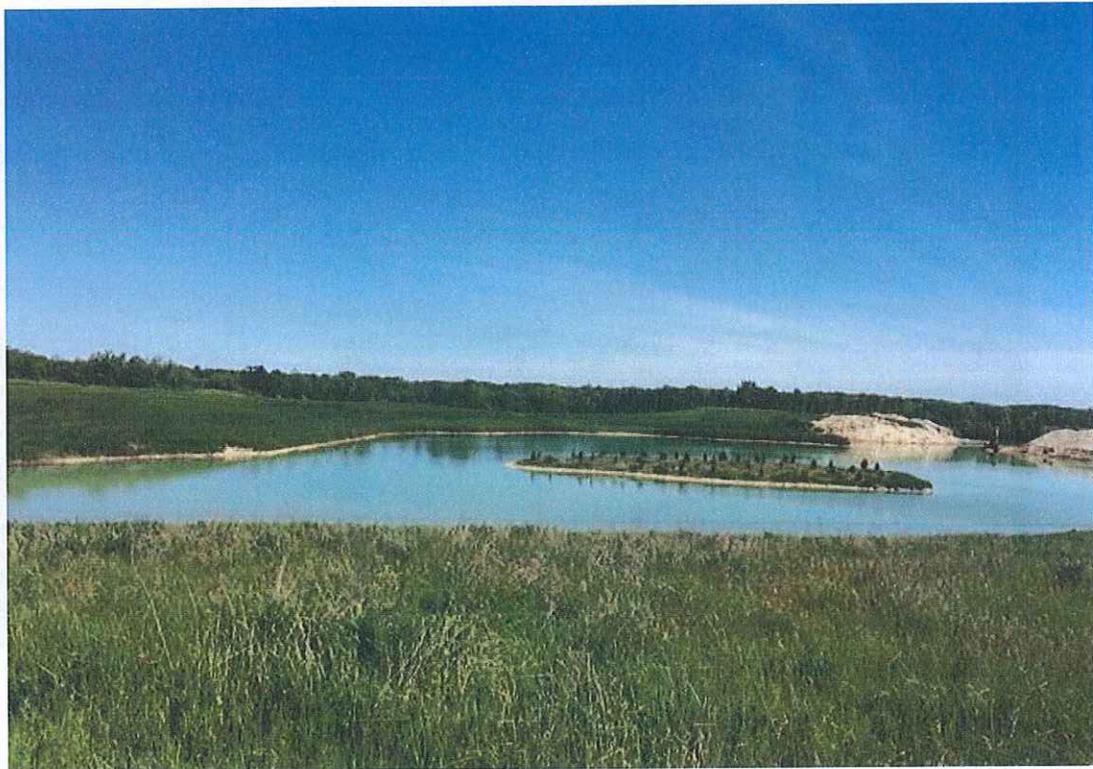
REVISIONS		
DATE	NO.	DESCRIPTION
01-15-2015	1	CHANGES PER OWNER
01-17-2015	2	ADD PARCEL 3 TO SOUTH

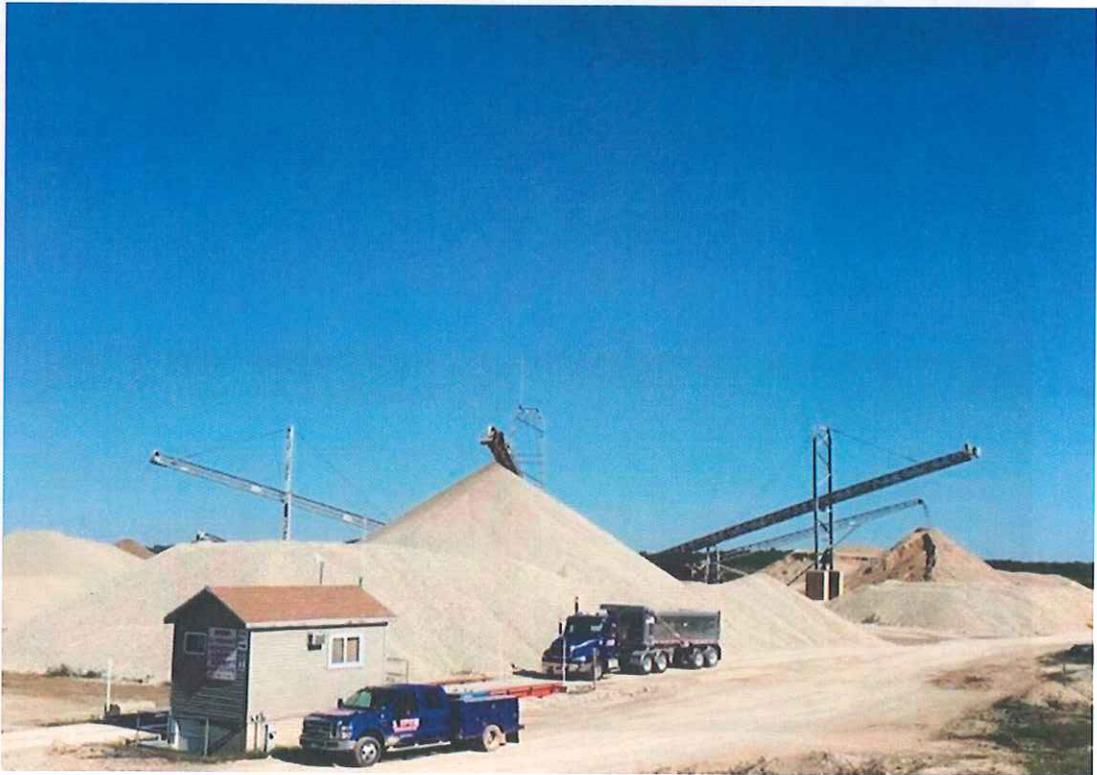
CLIENT:
 SUPER AGGREGATES
 FOX DEVELOPMENT
 5435 BULL VALLEY ROAD
 MCHENRY, ILLINOIS 60050
 CONTACT: JACK PEASE (815) 365-8000

Drawn By
 JJB
 Date
 10/02/2015
 Job Number
150903
 Sheet Number
3 of 3



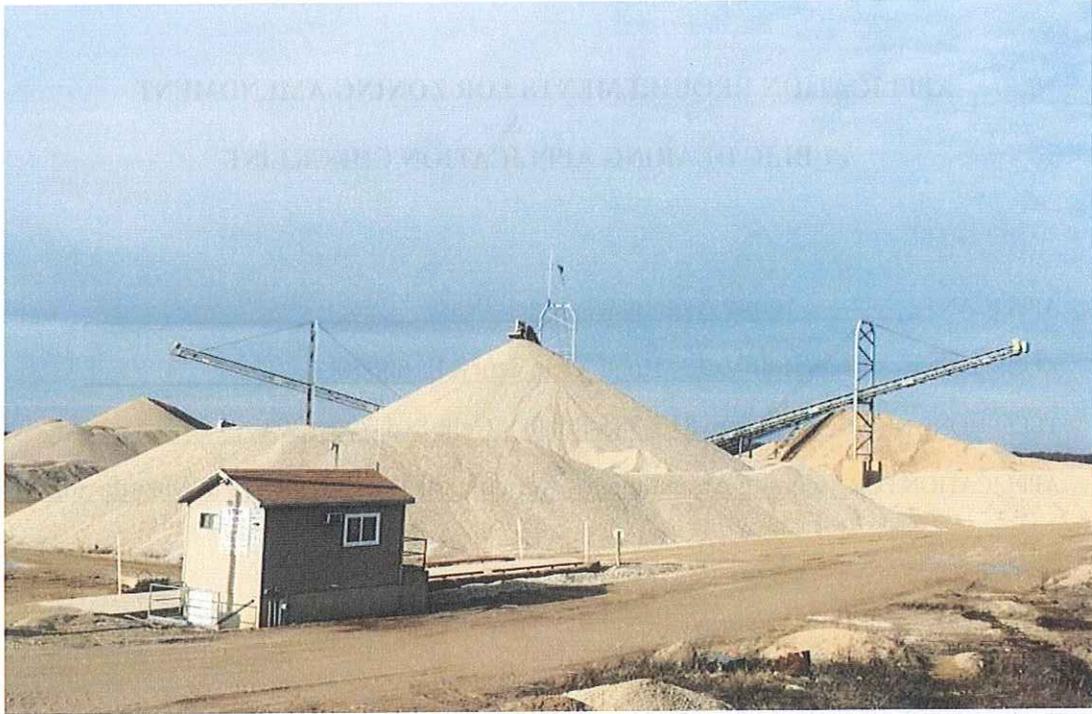
Reclaimed site seeded with prairie grass and planted evergreens.
Photo from Super Aggregates - Waterford, WI.





Current site and equipment. Photo from Super Aggregates - Burgett Lake site.





Photos of proposed Scale House and Monument Sign.
Photo from Super Aggregates - Burgett Lake site.



PART II

To be completed after Part I has been submitted to the city and a hearing date has been assigned.

Copy of notification letter sent certified mail or hand delivered to property owners within 250 feet. _____

Sworn affidavit listing names, addresses, and PIN's of property owners within 250 feet and date certified letters sent or hand delivered. (Must be notified 15 days before the public hearing.) _____

Certified mail returned receipts from notices sent to property owners within 250 feet or signatures of property owners indicating receipt of notice. _____

ATTORNEY AND MISCELLANEOUS FEES

1. Attorney fees. Where the City incurs costs for the services of the corporation counsel in connection with any permit or application, the City shall charge to the applicant the costs of such services.
2. Miscellaneous fees. Where application or petition is made for relief, not otherwise provided for under this code, in connection with the use or development of land, the City shall charge to the applicant or petitioner its actual cost to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, and/or traffic, drainage or other consultants, its costs related to any required notices or recordations in connection with any petition or application filed by the applicant or petitioner.

The applicant will be responsible for:

- Preparing and publishing the announcement of the public hearing in a local newspaper.
- Paying the cost of the notice directly to the newspaper.
- Scheduling and paying for a court reporter for the public hearing

REQUEST FOR ZONING AMENDMENT

Instructions to applicant: To request a change in the Zoning Map, a Request for Zoning Amendment form must be completed and public hearing held. If the Applicant is requesting that his/her property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for a change in zoning: (1) the original zoning was in error, (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the Applicant.

1. Applicant information:

Name Super Aggregates – Jack Pease Telephone # 815-790-1293
Address 5435 Bull Valley Rd Suite 330 McHenry, IL 60050
Street City Zip Code

2. Property interest of applicant:

Owner Contract purchaser

 Lessee Other _____

3. Name of owner (if other than applicant):
(Attach additional sheets if necessary).

Name SAME Telephone # _____
Address _____
Street City Zip Code

4. Location of property:

Street address Pleasant Grove Road & 8293 State Route 23, Marengo, IL 60152
Legal description (Lot, Block, and Subdivision): Please See Exhibit A

PIN Please see Exhibit A

5. Amendment to Map:

It is requested that the property described below and shown on the attached site plan be rezoned
From Agricultural Transition (AT) to Manufacturing (M).

6. Present zoning classification of the area Agricultural Transition (AT)

7. Present use of property (If any uses or buildings on the property are non-conforming, so state):

Agriculture – Row Crop Farming

Request for zoning amendment continued

8. Reason for amendment:

Request mining and related uses to be allowed on the property.

9. I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official for the purpose of inspection as may be required by law.

Signature of applicant

Date 1/15/2017

Signature of owner (If different from applicant)

Date

DO NOT WRITE IN THIS SPACE--FOR OFFICE USE ONLY

Date of hearing _____ PIN _____

Notice published on _____ Zoning _____

Newspaper _____ Fee Paid _____ Check # _____

Action by Planning and Zoning Commission: _____ Date _____

Denied _____ Approved _____ Approved with modification by Commission _____

Comments: (Indicate other actions such as continuance) _____

Exhibit A

Legal Description (O'Brien Parcel):

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PART OF LOTS 4 AND 5 IN THE COUNTY CLERK'S PLAT OF SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1901 AS DOCUMENT NO. 10785, IN BOOK 2 OF PLATS, PAGE 16, ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AFORESAID 99 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE WEST TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN SECTION 10, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, 1261.54 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES 39 MINUTES 57 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, 1517.15 FEET TO THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, BEING THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Parcel Identification Numbers:16-10-200-012, 16-10-200-014, 16-10-300-002, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-400-006

Legal Description (VCNA Prairie Parcel):

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALSO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH RANGE 5 EAST ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 80 RODS NORTH OF THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 80 RODS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF, 60 RODS; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE THEREOF, 60 RODS SOUTH OF THE NORTHEAST CORNER THEREOF AND 20 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.00 FEET OF THE EAST 433.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14), ALL IN TOWNSHIP 43 NORTH RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

Parcel Identification Numbers:16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002 and 16-14-100-013

Exhibit B - Adjacent Property Owners

<u>Name & Address</u>	<u>Property Identification Number</u>
EUGENE & BERTHA MEYER TRUST	16-10-200-013
6113 MEYER ROAD	16-10-100-003
MARENGO, IL 60152	16-10-200-001
	16-10-200-002
GMT HOLDINGS	16-10-200-004
22030 PLEASANT GROVE RD.	16-10-100-009
MARENGO, IL 60152	
LAWRENCE T. OBRIEN	16-11-100-027
907 JACKSON AVENUE	16-11-100-024
RIVER FOREST IL 60305	16-11-100-026
Lawrence T. O'Brien	16-11-300-002
Suite 2200	16-10-300-001
321 North Clark Street	16-10-100-001
Chicago, IL 60654	16-11-300-020
JUDITH KAY GRIEBEL	16-11-300-011
820 STANFORD	
MARENGO, IL 60152	
AR LAND CO.	16-15-400-021
8407 IL RT 23	16-15-200-003
MARENGO, IL 60152	16-14-100-005
GRANGE FARMS LLC	16-10-300-003
3611 BERRY ST	16-15-300-010
CRYSTAL LAKE IL 60012-1134	16-15-100-001
	16-15-100-003
RILEY TOWNSHIP	
8910 S. IL ROUTE 23	
MARENGO, IL 60152	

Name & Address

Property Identification Number

STANLEY MARTINEK
1430 FOWLER RD
BELVIDERE, IL 61008

16-15-400-020

SANDRA PRESTON
366 POPLAR ST.
CRYSTAL LAKE, IL 60014

16-14-100-008

JEROME KATHLEEN MAJEWESKI
8017 S. RT 23
MARENGO, IL 60152

16-11-300-010

**APPLICATION REQUIREMENTS FOR SPECIAL USE PERMIT
&
PUBLIC HEARING APPLICATION CHECKLIST**

APPLICANT Super Aggregates – Jack Pease
 ADDRESS 5435 Bull Valley Road, Suite 330, McHenry, IL 60050
 TELEPHONE NUMBER Office: 815-385-8000 Cell: 815-790-1293
 APPLICATION FOR Special Use Permit for Mining and related uses

PART I

Date received

Applicant's authorization letter from the titleholder of the property	_____	
Special Use review fee paid: residential \$750.00; non-residential \$1000.00	_____	
Deposit for reimbursement of fees: residential \$500.00; non-residential \$1000.00 per acre, up to \$5,000.00.	_____	
Completed application	25 Copies	_____
Survey of property	25 Copies	_____
Legal description of property	25 Copies	_____
Map showing location of property	25 Copies	_____
Trust/Owners disclosure certificate (when in trust)		_____
List of property owners, addresses, and PIN's within 250 feet (Streets or alleys do not count as part of the 250 feet). PIN's available at the township assessor's office.		_____

PART II

To be completed after Part I has been submitted to the City and a Hearing date has been assigned.

Copy of notification letter sent certified mail or hand delivered to property owners within 250 feet.		_____
Sworn affidavit listing names, addresses, and PIN's of property owners within 250 feet and date certified letters sent or hand delivered.		_____
Certified mail returned receipts from notices sent to property owners within 250 feet or signatures of property owners indicating receipt of notice.		_____

ATTORNEY AND MISCELLANEOUS FEES

1. Attorney fees. Where the City incurs costs for the services of the corporation counsel in connection with any permit or application, the City shall charge to the applicant the costs of such services.
2. Miscellaneous fees. Where application or petition is made for relief, not otherwise provided for under this code, in connection with the use or development of land, the City shall charge to the applicant or petitioner its actual cost to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, and/or traffic, drainage or other consultants, its costs related to any required notices or recordations in connection with any petition or application filed by the applicant or petitioner.

The applicant will be responsible for:

- Preparing and publishing the announcement of the public hearing in a local newspaper.
- Paying the cost of the notice directly to the newspaper.
- Scheduling and paying for a court reporter for the public hearing.

REQUEST FOR SPECIAL USE APPLICATION

Instructions to applicant: A special use has unusual operational, physical, or other characteristics which distinguish it from the permitted uses of a district but which may be made compatible with the intended overall development within a district. A special use permit is issued to regulate development of a special use. These may be public service uses which, although generally considered desirable or compatible with other uses in the zoning district, require special review. This review is performed by the Planning and Zoning Commission at a public hearing.

The Applicant should be able to show, by a site plan and documentary evidence, that the proposed development will be in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

All information requested below - a site plan as described on the attached sheet and development schedule providing reasonable guarantees for the completion of the construction - must be provided before a hearing will be scheduled. Applicants are encouraged to visit the office of the City Administrator for any assistance needed in completing this application.

1. Applicant information:

Name Super Aggregates - Jack Pease Telephone # 815-385-8000
Address 5435 Bull Valley Rd. Suite 330 McHenry, IL 60050
Street City Zip Code

2. Property interest of applicant:

(x) Owner () Contract purchaser
() Lessee () Other

3. Name of owner (if other than applicant):
(Attach additional sheets if necessary).

Name SAME Telephone #
Address Street City Zip Code

4. Location of property:

Street address Pleasant Grove Road & 8293 State Route 23, Marengo, IL 60152
Legal description (Lot, Block, and Subdivision): Please see Exhibit A
PIN Please See Exhibit A

5. Present zoning classification of the area Agricultural Transition (AT)

6. Present use of property (If any uses or buildings on the property are non-conforming, so state):

Agriculture - Row Crop Farming

Request for Special Use Continued

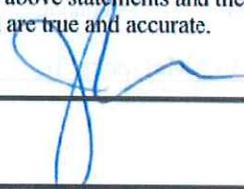
7. Special Use request:

State exactly what is intended to be done with the property that requires a Special Use Permit.

Mining and Related Uses

8. I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

Signature of applicant



1/15/2017
Date

Signature of owner (If different from applicant)

Date

DO NOT WRITE IN THIS SPACE--FOR OFFICE USE ONLY

Date of hearing _____ PIN _____

Notice published on _____ Zoning _____

Newspaper _____ Fee Paid _____ Check # _____

Action by Planning and Zoning Commission: _____ Date _____

Denied _____ Approved _____ Approved with modification by Commission _____

Comments: (Indicate other actions such as continuance) _____

Special Use Statements

1. Ownership of land.

The property is owned by Marengo Lakes, LLC.
5435 Bull Valley Road Suite 330 McHenry, IL 60050.

2. Minerals to be mined.

The reserves mined from property are sand and gravel materials.

3. Character and composition of vegetation and wildlife on land to be affected.

The property and surrounding land is currently agricultural land with row crop farming.

4. The nature, depth and proposed disposition of the overburden.

The overburden is a sandy and silt loam consistently 1-2 feet in depth throughout the property. The overburden will be used in the construction of berms to aid in noise reduction and visibility screening. Once final grades are achieved, the overburden will be used to reclaim the site.

5. The estimated depth to which the mineral deposit will be mined.

Reserves are estimated to be 25-50 feet in depth. Please see operations plan for additional information and detail.

6. Estimated type and volume of excavation.

Mineable sand and gravel reserves are estimated at 40 million tons.

7. The techniques and equipment proposed to be used, as applicable, for;

A. earth materials extraction;

Reserves will be extracted using a combination of an excavator, haul trucks, wheel loader and a dredge depending on extraction phase.

B. earth materials processing;

Reserves are processed by a combination of screening and crushing techniques. Equipment will consist of a feeder, land conveyors, screening plant, crushing plant, wash plant, stacking conveyors and a wheel loader.

C. ready-mix plant and hot mix asphalt;

Extracted materials will be incorporated into mix designs and shipped on market demand.

D. concrete and asphalt recycling;

Broken concrete and asphalt will be imported and stock piled until it can be crushed into recycled products. Material will be stock piled and shipped on market demand.

E. Fill import of topsoil, clay including CCDD & USFO;

Fill import will consist of segregating material, stockpiling and used in continuous reclamation.

F. Landscape waste transfer;

Materials will be stockpiled, used for compost and shipped once quantities warrant bulk transfer.

G. Construction material recycling and transfer;

Materials will be segregated, recycled, stockpiled and shipped once quantities warrant bulk transfer.

8. Practices and methods proposed to be used to minimize noise, dust, air contaminants and vibration and to prevent pollution of surface or underground water.

IEPA standards, enforcement and maintained equipment will assure noise pollution will be below allowable levels for the operator of each machine. These noise levels will guarantee no significant noise will be heard beyond 1,500 feet, well short of the nearest residence located 3,400 feet away. In addition berms will be constructed and seeded with a vegetative cover to add additional noise buffering. Continued row crop farming in areas not affected by mining will also aid in minimizing noise and visibility screening. Dust and air contaminants will be minimized by paving or the use of calcium chloride on all on-site roads. Berms and buffer strips will be planted to suitable vegetation and maintained to prevent pollution of water supply.

9. The method of recycling water used for washing and grading.

Water used for the processing operations will be drawn from a series of ponds. The ponds constructed on-site will include a fresh water pond, and two deposit ponds. Water used for the washing operation will be drawn from the fresh water pond and pumped into the plant to wash the sand and gravel materials. Water from the washing process is pumped to the first deposit pond allowing coarse clay and silt solids to settle from suspension. Water slowly flows into the second deposit pond allowing the remaining solids to settle. Once fine materials have deposited, the clean water flows back into the fresh water pond for reuse. This is a closed circuit with little or no loss of water from the system.

10. The proposed usage or drainage of excess water.

All haul roads, stock piles and operational areas will be graded in such a manner as to direct any run-off into the primary settling pond. The deposit ponds will be diked to prevent any overland flow of surface water. All other land not affected by mining operations will be drained naturally and absorbed.

11. Location of existing roads, and anticipated access and haulage roads planned to be used or constructed in conducting surface mining.

Please see site plan for additional information.

12. Location and names of all streams, creeks and bodies of water within lands to be affected.

Please see site plan for additional information and detail.

13. Drainage on and away from the lands to be affected, including directional flow of water, natural and artificial drain ways and waterways, and streams or tributaries receiving the discharge.

Please see site plan for additional information and detail.

14. Proposed days and hours of operation of all excavation, processing and operations on the property.

Operations – Monday through Friday, 6:00 a.m. to 6:00 p.m.; Saturday, 6:00 a.m. to 2:00 p.m. (excluding New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Day, and Sundays). The picking up or shipping of materials and the depositing of recyclable materials may occur on a "demand basis" and is not restricted to the aforesaid days and hours. In the event there is a contractual obligation to supply materials for Illinois Tollway, IDOT or McHenry County road building project which would require operations on Sundays or after 10:00 p.m., owner may operate during said hours during the term of the project only.

15. The proposed property reclamation plan.

Owner will file a reclamation plan for the property in accordance with applicable laws and regulations of the City of Marengo. The reclamation plan shall provide that upon termination of mining activities, that part of the property used for extraction operations shall be allowed to fill with water to form a lake. The shoreline shall be sloped to provide a stable and gradual transition from the surface elevation to the estimated mean water level. Other areas to be restored with topsoil and seeded with a vegetative cover. The planting of all vegetation and the construction of all berms and other landscaping features shall be commenced and completed per reclamation phasing plan.

16. Projected dates of commencement and completion of all excavation, processing and operations on the property.

Projected commencement is scheduled for March 1, 2017. Completion of excavation, processing and operations is estimated for 12/31/2037.

Exhibit A

Legal Description (O'Brien Parcel):

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, THE SOUTHEAST QUARTER OF SECTION 10 AND THAT PART OF LOTS 4 AND 5 IN THE COUNTY CLERK'S PLAT OF SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1901 AS DOCUMENT NO. 10785, IN BOOK 2 OF PLATS, PAGE 16, ALL IN TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AFORESAID 99 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE WEST TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN SECTION 10, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, 1261.54 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES 39 MINUTES 57 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, 1517.15 FEET TO THE CENTERLINE OF PLEASANT GROVE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, BEING THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Parcel Identification Numbers: 16-10-200-012, 16-10-200-014, 16-10-300-002, 16-10-400-002, 16-10-400-003, 16-10-400-004, 16-10-400-006

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THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALSO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH RANGE 5 EAST ALSO THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE, 80 RODS NORTH OF THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 80 RODS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF, 60 RODS; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE THEREOF, 60 RODS SOUTH OF THE NORTHEAST CORNER THEREOF AND 20 RODS NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 20 RODS TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 510.00 FEET OF THE EAST 433.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14), ALL IN TOWNSHIP 43 NORTH RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

Parcel Identification Numbers: 16-10-300-004, 16-15-100-002, 16-15-200-001, 16-15-200-002 and 16-14-100-013

Exhibit B - Adjacent Property Owners

<u>Name & Address</u>	<u>Property Identification Number</u>
EUGENE & BERTHA MEYER TRUST 6113 MEYER ROAD MARENGO, IL 60152	16-10-200-013 16-10-100-003 16-10-200-001 16-10-200-002
GMT HOLDINGS 22030 PLEASANT GROVE RD. MARENGO, IL 60152	16-10-200-004 16-10-100-009
LAWRENCE T. OBRIEN 907 JACKSON AVENUE RIVER FOREST IL 60305 Lawrence T. O'Brien Suite 2200 321 North Clark Street Chicago, IL 60654	16-11-100-027 16-11-100-024 16-11-100-026 16-11-300-002 16-10-300-001 16-10-100-001 16-11-300-020
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AR LAND CO. 8407 IL RT 23 MARENGO, IL 60152	16-15-400-021 16-15-200-003 16-14-100-005
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Property Identification Number

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1430 FOWLER RD
BELVIDERE, IL 61008

16-15-400-020

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366 POPLAR ST.
CRYSTAL LAKE, IL 60014

16-14-100-008

JEROME KATHLEEN MAJEWESKI
8017 S. RT 23
MARENGO, IL 60152

16-11-300-010

PART II

To be completed after Part I has been submitted to the city and a hearing date has been assigned.

Copy of notification letter sent certified mail or hand delivered to property owners within 250 feet.

Sworn affidavit listing names, addresses, and PIN's of property owners within 250 feet and date certified letters sent or hand delivered. (Must be notified 15 days before the public hearing.)

Certified mail returned receipts from notices sent to property owners within 250 feet or signatures of property owners indicating receipt of notice.

ATTORNEY AND MISCELLANEOUS FEES

1. Attorney fees. Where the City incurs costs for the services of the corporation counsel in connection with any permit or application, the City shall charge to the applicant the costs of such services.
2. Miscellaneous fees. Where application or petition is made for relief, not otherwise provided for under this code, in connection with the use or development of land, the City shall charge to the applicant or petitioner its actual cost to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, and/or traffic, drainage or other consultants, its costs related to any required notices or recordations in connection with any petition or application filed by the applicant or petitioner.

The applicant will be responsible for:

- Preparing and publishing the announcement of the public hearing in a local newspaper.
- Paying the cost of the notice directly to the newspaper.
- Scheduling and paying for a court reporter for the public hearing

REQUEST FOR ZONING AMENDMENT

Instructions to applicant: To request a change in the Zoning Map, a Request for Zoning Amendment form must be completed and public hearing held. If the Applicant is requesting that his/her property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for a change in zoning: (1) the original zoning was in error, (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the Applicant.

1. Applicant information:

Name Marengo Lakes, LLC Telephone # 815-385-8000
Address 5435 Bull Valley Rd Suite 330 McHenry, IL 60050
Street City Zip Code

2. Property interest of applicant:

Owner () Contract purchaser

() Lessee () Other _____

3. Name of owner (if other than applicant):
(Attach additional sheets if necessary).

Name SAME Telephone # _____
Address _____
Street City Zip Code

4. Location of property:

Street address Pleasant Grove Road & 8293 State Route 23, Marengo, IL 60152
Legal description (Lot, Block, and Subdivision): Please See Exhibit A

PIN Please see Exhibit A

5. Amendment to Map:

It is requested that the property described below and shown on the attached site plan be rezoned
From Agricultural Transition (AT) to Manufacturing (M).

6. Present zoning classification of the area Agricultural Transition (AT)

7. Present use of property (If any uses or buildings on the property are non-conforming, so state):

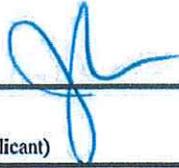
Agriculture – Row Crop Farming

Request for zoning amendment continued

8. Reason for amendment:

Request mining and related uses to be allowed on the property.

9. I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official for the purpose of inspection as may be required by law.

Signature of applicant  Date 1/15/2017

Signature of owner (If different from applicant) _____ Date _____

DO NOT WRITE IN THIS SPACE--FOR OFFICE USE ONLY

Date of hearing _____ PIN _____

Notice published on _____ Zoning _____

Newspaper _____ Fee Paid _____ Check # _____

Action by Planning and Zoning Commission: Date _____

Denied _____ Approved _____ Approved with modification by Commission _____

Comments: (Indicate other actions such as continuance) _____

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Name & Address

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STANLEY MARTINEK
1430 FOWLER RD
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MARENGO, IL 60152

16-11-100-001

UNILOCK
8302 S. IL ROUTE 23
MARENGO, IL 60152

16-14-200-005

ADAM & LAURA BORHART
22620 GRANGE RD.
MARENGO, IL 60152

16-15-300-009

REED & DIANNE TRAEGER
8016 S. IL ROUTE 23
MARENGO, IL 60152

16-11-451-006

ATTORNEY AND MISCELLANEOUS FEES

1. Attorney fees. Where the City incurs costs for the services of the corporation counsel in connection with any permit or application, the City shall charge to the applicant the costs of such services.
2. Miscellaneous fees. Where application or petition is made for relief, not otherwise provided for under this code, in connection with the use or development of land, the City shall charge to the applicant or petitioner its actual cost to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, and/or traffic, drainage or other consultants, its costs related to any required notices or recordations in connection with any petition or application filed by the applicant or petitioner.

The applicant will be responsible for:

- Preparing and publishing the announcement of the public hearing in a local newspaper.
- Paying the cost of the notice directly to the newspaper.
- Scheduling and paying for a court reporter for the public hearing.

REQUEST FOR SPECIAL USE APPLICATION

Instructions to applicant: A special use has unusual operational, physical, or other characteristics which distinguish it from the permitted uses of a district but which may be made compatible with the intended overall development within a district. A special use permit is issued to regulate development of a special use. These may be public service uses which, although generally considered desirable or compatible with other uses in the zoning district, require special review. This review is performed by the Planning and Zoning Commission at a public hearing.

The Applicant should be able to show, by a site plan and documentary evidence, that the proposed development will be in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

All information requested below - a site plan as described on the attached sheet and development schedule providing reasonable guarantees for the completion of the construction - must be provided before a hearing will be scheduled. Applicants are encouraged to visit the office of the City Administrator for any assistance needed in completing this application.

1. Applicant information:

Name Marengo Lakes, LLC Telephone # 815-385-8000
Address 5435 Bull Valley Rd. Suite 330 McHenry, IL 60050
Street City Zip Code

2. Property interest of applicant:

(x) Owner () Contract purchaser
() Lessee () Other

3. Name of owner (if other than applicant):
(Attach additional sheets if necessary).

Name SAME Telephone #
Address Street City Zip Code

4. Location of property:

Street address Pleasant Grove Road & 8293 State Route 23, Marengo, IL 60152
Legal description (Lot, Block, and Subdivision): Please see Exhibit A
PIN Please See Exhibit A

5. Present zoning classification of the area Agricultural Transition (AT)

6. Present use of property (If any uses or buildings on the property are non-conforming, so state):

Agriculture - Row Crop Farming

Request for Special Use Continued

7. Special Use request:

State exactly what is intended to be done with the property that requires a Special Use Permit.

Mining and Related Uses

8. I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

Signature of applicant 1/15/2017
Date

Signature of owner (If different from applicant) Date

DO NOT WRITE IN THIS SPACE--FOR OFFICE USE ONLY

Date of hearing _____ PIN _____

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Newspaper _____ Fee Paid _____ Check # _____

Action by Planning and Zoning Commission: Date _____

Denied _____ Approved _____ Approved with modification by Commission _____

Comments: (Indicate other actions such as continuance) _____

Special Use Statements

1. Ownership of land.

The property is owned by Marengo Lakes, LLC.
5435 Bull Valley Road Suite 330 McHenry, IL 60050.

2. Minerals to be mined.

The reserves mined from property are sand and gravel materials.

3. Character and composition of vegetation and wildlife on land to be affected.

The property and surrounding land is currently agricultural land with row crop farming.

4. The nature, depth and proposed disposition of the overburden.

The overburden is a sandy and silt loam consistently 1-2 feet in depth throughout the property. The overburden will be used in the construction of berms to aid in noise reduction and visibility screening. Once final grades are achieved, the overburden will be used to reclaim the site.

5. The estimated depth to which the mineral deposit will be mined.

Reserves are estimated to be 25-75 feet in depth. Please see operations plan for additional information and detail.

6. Estimated type and volume of excavation.

Mineable sand and gravel reserves are estimated at 40 million tons.

7. The techniques and equipment proposed to be used, as applicable, for;

A. earth materials extraction;

Reserves will be extracted using a combination of an excavator, haul trucks, wheel loader and a dredge depending on extraction phase.

B. earth materials processing;

Reserves are processed by a combination of screening and crushing techniques. Equipment will consist of a feeder, land conveyors, screening plant, crushing plant, wash plant, stacking conveyors and a wheel loader.

C. ready-mix plant and hot mix asphalt;

Extracted materials will be incorporated into mix designs and shipped on market demand.

D. concrete and asphalt recycling;

Broken concrete and asphalt will be imported and stock piled until it can be crushed into recycled products. Material will be stock piled and shipped on market demand.

E. Fill import of topsoil, clay including CCDD & USFO;

Fill import will consist of segregating material, stockpiling and used in continuous reclamation.

F. Landscape waste transfer;

Materials will be stockpiled and shipped once quantities warrant bulk transfer.

G. Construction material recycling and transfer;

Materials will be stockpiled and shipped once quantities warrant bulk transfer.

H. Asphalt Shingles Recycling Transfer;

Materials will be stockpiled and shipped once quantities warrant bulk transfer.

8. Practices and methods proposed to be used to minimize noise, dust, air contaminants and vibration and to prevent pollution of surface or underground water.

IEPA standards, enforcement and maintained equipment will assure noise pollution will be below allowable levels for the operator of each machine. These noise levels will guarantee no significant noise will be heard beyond 1,500 feet, well short of the nearest residence located 3,400 feet away. In addition berms will be constructed and seeded with a vegetative cover to add additional noise buffering. Continued row crop farming in areas not affected by mining will also aid in minimizing noise and visibility screening. Dust and air contaminants will be minimized by paving or the use of calcium chloride on all on-site roads. Berms and buffer strips will be planted to suitable vegetation and maintained to prevent pollution of water supply.

9. The method of recycling water used for washing and grading.

Water used for the processing operations will be drawn from a series of ponds. The ponds constructed on-site will include a fresh water pond, and two deposit ponds. Water used for the washing operation will be drawn from the fresh water pond and pumped into the plant to wash the sand and gravel materials. Water from the washing process is pumped to the first deposit pond allowing coarse clay and silt solids to settle from suspension. Water slowly flows into the second deposit pond allowing the remaining solids to settle. Once fine materials have deposited, the clean water flows back into the fresh water pond for reuse. This is a closed circuit with little or no loss of water from the system.

10. The proposed usage or drainage of excess water.

All haul roads, stock piles and operational areas will be graded in such a manner as to direct any run-off into the primary settling pond. The deposit ponds will be diked to prevent any overland flow of surface water. All other land not affected by mining operations will be drained naturally and absorbed.

11. Location of existing roads, and anticipated access and haulage roads planned to be used or constructed in conducting surface mining.

Please see site plan for additional information.

12. Location and names of all streams, creeks and bodies of water within lands to be affected.

Please see site plan for additional information and detail.

13. Drainage on and away from the lands to be affected, including directional flow of water, natural and artificial drain ways and waterways, and streams or tributaries receiving the discharge.

Please see site plan for additional information and detail.

14. Proposed days and hours of operation of all excavation, processing and operations on the property.

Operations – Monday through Friday, 6:00 a.m. to 6:00 p.m.; Saturday, 6:00 a.m. to 2:00 p.m. (excluding New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Day, and Sundays). The picking up or shipping of materials and the depositing of recyclable materials may occur on a "demand basis" and is not restricted to the aforesaid days and hours. In the event there is a contractual obligation to supply materials for Illinois Tollway, IDOT or McHenry County road building project which would require operations on Sundays or after 10:00 p.m., owner may operate during said hours during the term of the project only.

15. The proposed property reclamation plan.

Owner will file a reclamation plan for the property in accordance with applicable laws and regulations of the City of Marengo. The reclamation plan shall provide that upon termination of mining activities, that part of the property used for extraction operations shall be allowed to fill with water to form a lake. The shoreline shall be sloped to provide a stable and gradual transition from the surface elevation to the estimated mean water level. Other areas to be restored with topsoil and seeded with a vegetative cover. The planting of all vegetation and the construction of all berms and other landscaping features shall be commenced and completed per reclamation phasing plan.

16. Projected dates of commencement and completion of all excavation, processing and operations on the property.

Projected commencement is scheduled for March 1, 2017. Completion of excavation, processing and operations is estimated for 12/31/2057.

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8302 S. IL ROUTE 23
MARENGO, IL 60152

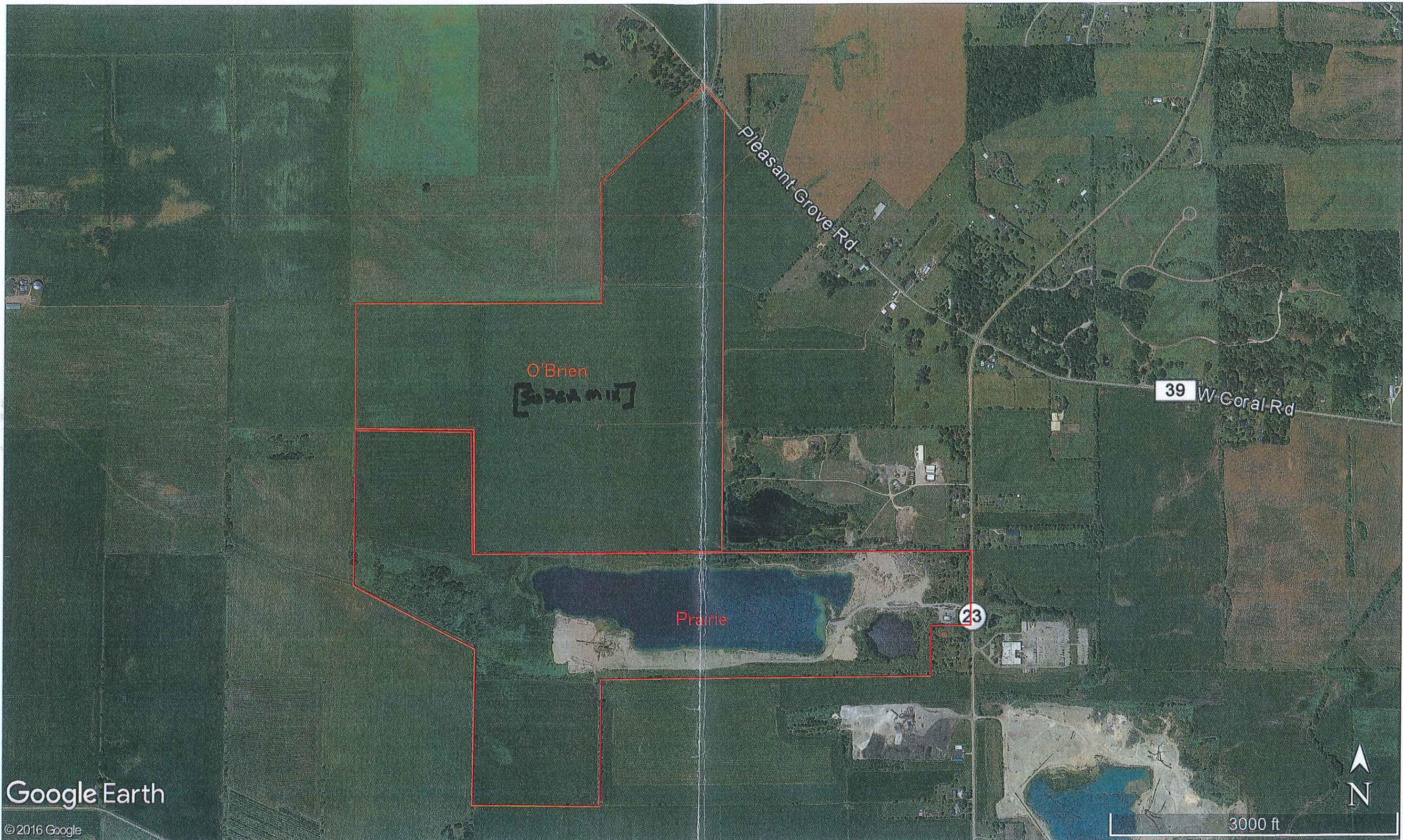
16-14-200-005

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16-15-300-009

REED & DIANNE TRAEGER
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16-11-451-006



O'Brien
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Prairie

Pleasant Grove Rd

39 W Coral Rd

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