

Development Plan for Paradise Lake

Presented to McHenry County
Zoning Board of Appeals and County Board



Prepared By:



A Proven History.....

..... A Future Commitment

Jack Pease

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11/25/25

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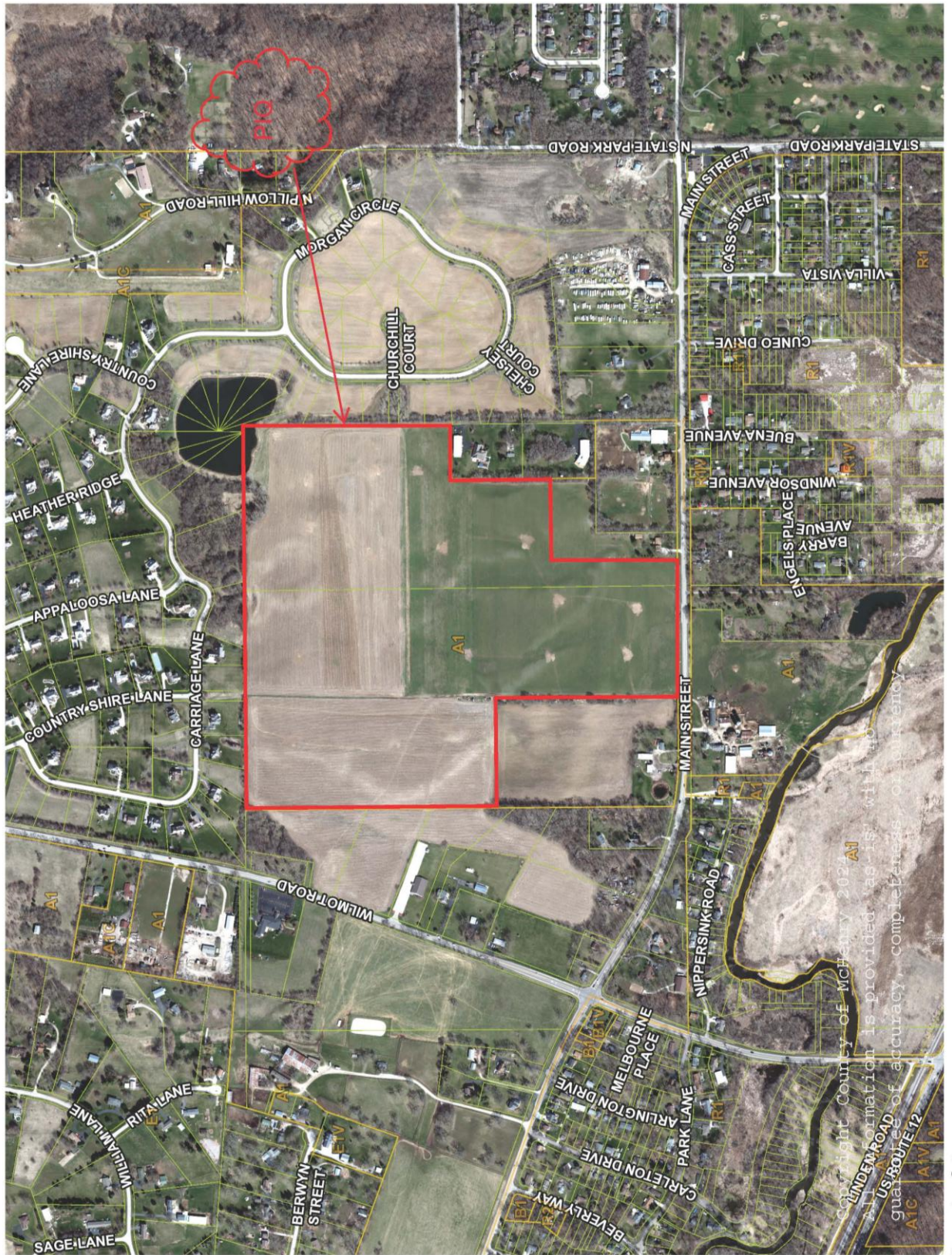
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1.0 Petition Request Outline

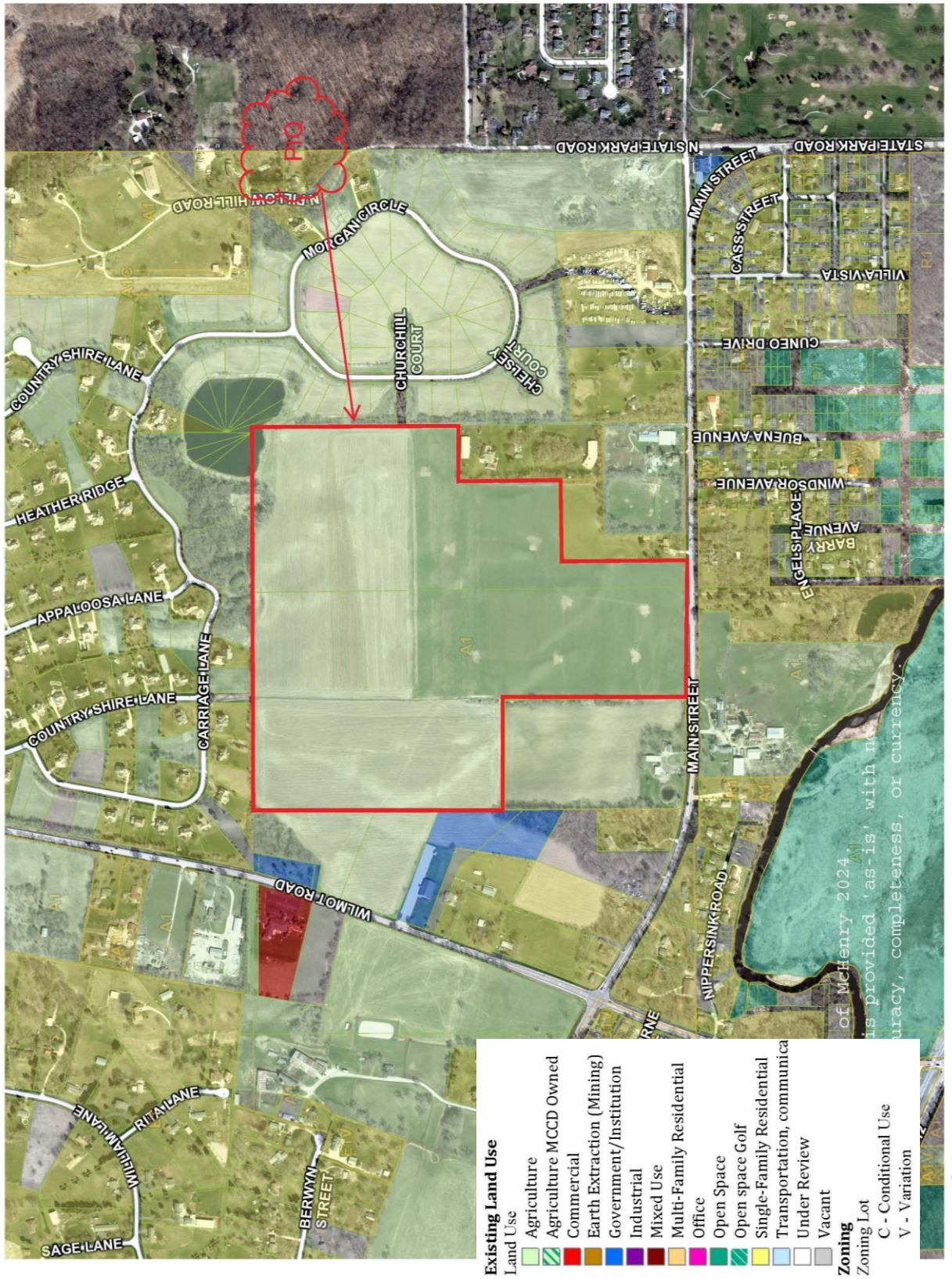
In the manner and form as prescribed by the McHenry County Unified Development Ordinance, Jack Pease, managing member of Land Reserves, LLC, owner of said property, petitions the County of McHenry as outlined below:

- Petitioner requests a zoning reclassification of the subject property from Agricultural (A-1) to Agriculture with a Conditional Use (A-1C) to allow for Earth Extraction/Mining and related processing operations on approximately 104 acres, per Development Plan.

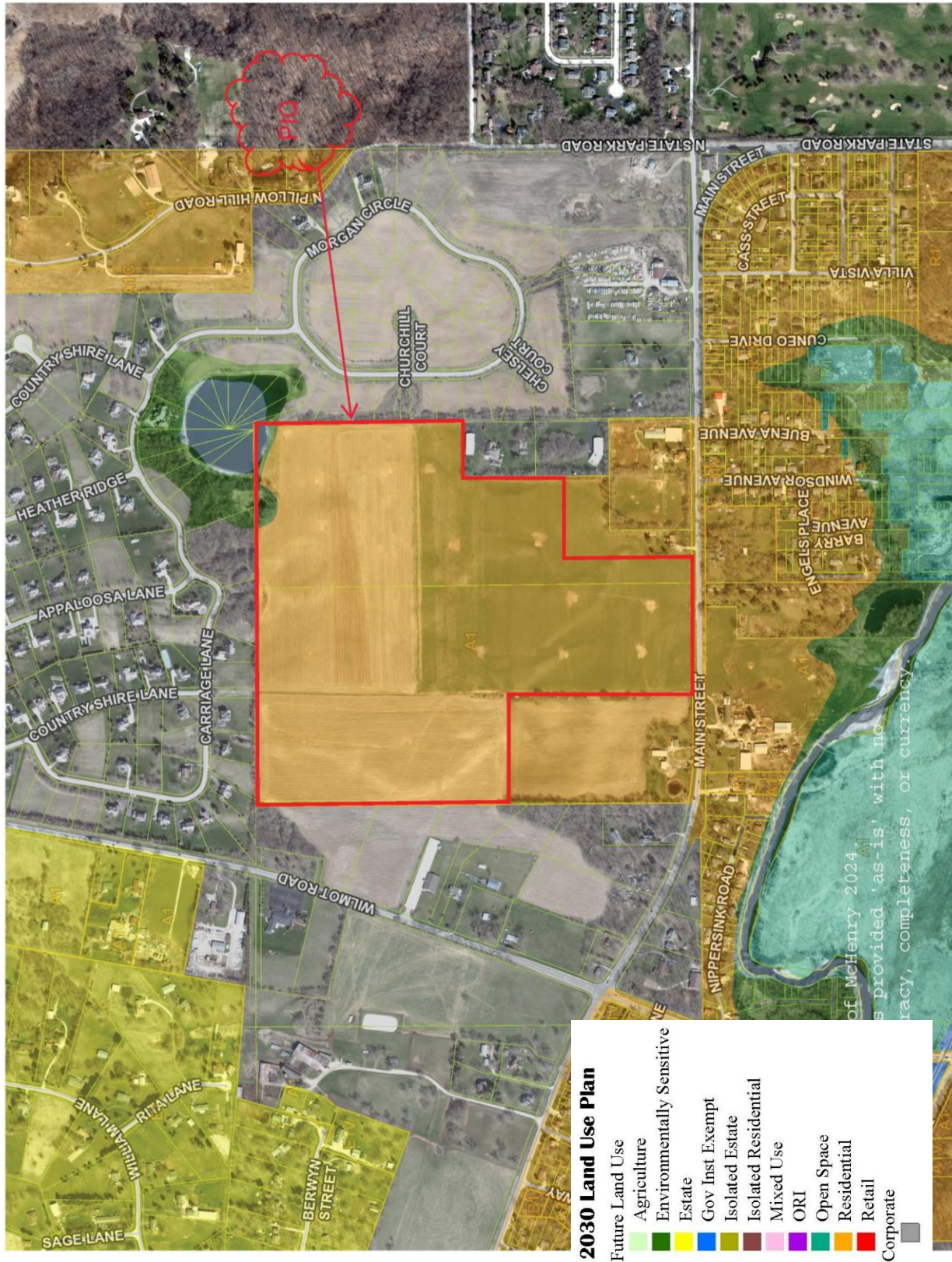
2.1 Aerial Map



2.2 McHenry County 2009 Existing Land Use Map



2.3 Future Land Use Map - 2030 Comprehensive and Beyond Plan

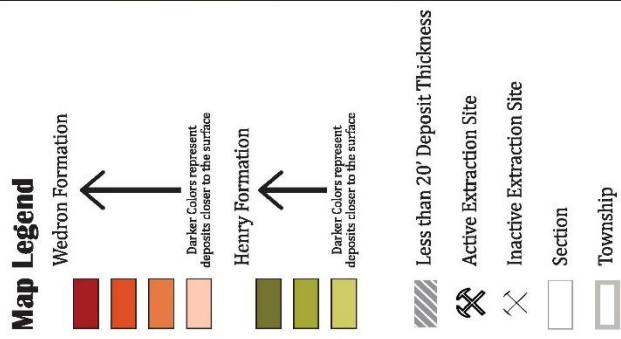
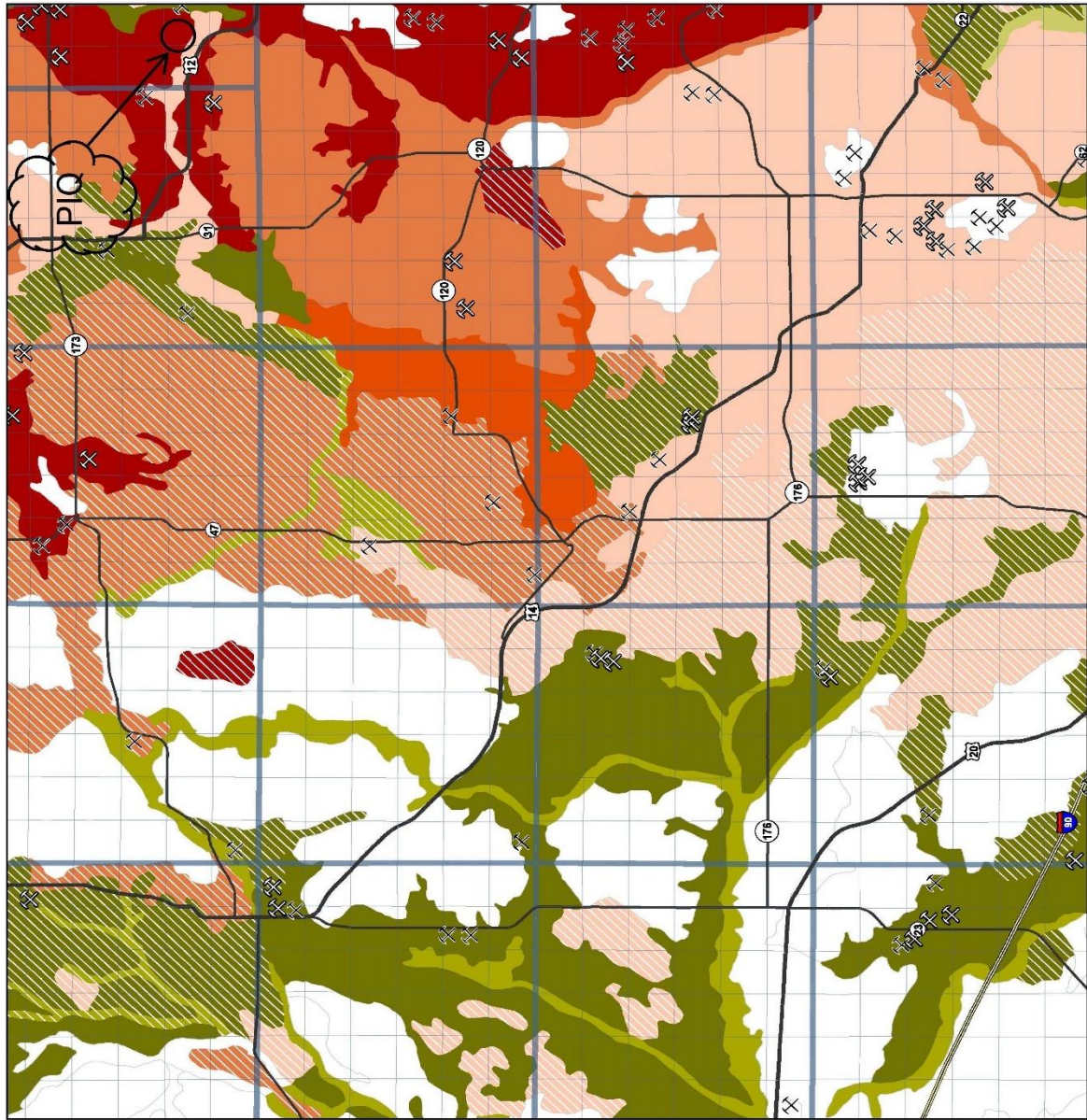


2.4 Zoning Map



2.5 Potential Aggregate Resource Map – 2030 Comprehensive and Beyond Plan

Figure 13.
**Potential Aggregate
 Resource Areas**



Sources: "Stack-Unit Mapping of Geology: Materials in Illinois for a Depth of 15 Miles" ISSS Circular 542, 1988 and McHenry County Department of Planning and Development.

3.1 Development Narrative

Glaciers not only shaped the area's landscape but also left behind deposits of sand and gravel resources. These finite resources are vital for public demand and the regional construction industry. Super Aggregates has become a leading supplier of these resources by developing a philosophy balancing public demand with adjacent property/environmental impacts.

Super Aggregates balanced approach philosophy supports:

- i. Extraction is a interim or temporary land use.
- ii. Interim land use shall not adversely impact adjacent property.
- iii. Interim land use shall provide a compatible and harmonious environment.
- iv. Productive land reclamation. Long-term, comprehensive land use planning must be considered and integrated in contemporaneous reclamation and development plans.

This Narrative for the Proposed Development supplements submitted plans and provides additional information, means and methods of the proposed extraction and reclamation/development plans.

Ownership of Land and Property Boundaries

The property is owned by Land Reserves, LLC, Jack Pease, managing member. Super Aggregates is the mine operator and the main office is located at 5435 Bull Valley Road, Suite 330, McHenry, IL 60050. Phone: 815-385-8000, Jack Pease cell: 815-790-1293. Appendix A is a current Plat of Survey depicting property boundaries consisting of 124.2 acres more or less. A portion of the property, South of Main Street Road, shall be dedicated to the McHenry County Conservation District. This development plan is applicable to the 104 acres located on the North side of Main Street Road. Appendix B – Current Conditions Plan depicts current topography, soil types and sand/gravel boring information.

Development Sequence

A portion of the property consisting of 20 acres, South of Main Street, which included vacant dilapidated agricultural structures have been demolished. The structure with historic significance, the octagon structure, has been relocated approximately 2.25 miles to the North, ensuring perpetual maintenance and preservation. The building site has been cleaned up, regraded, seeded and a new access, driveway and parking lot have been constructed. This portion of the property, approximately 10 acres, shall be dedicated to the McHenry County Conservation District to ensure natural resources preservation and provides an additional access to the Districts Nippersink Canoe Base Conservation Area. The remaining 10 acres shall be divested and a single-family residence constructed.

On the portion of the property consisting of 104 acres, North of Main Street, the petitioner requests a zoning reclassification on the subject property from Agricultural (A-1) to Agriculture with a Conditional Use (A-1C) to allow for earth extraction/mining and related processing operations to create a lake on approximately 104 acres, per plan. Prior to extraction/mining, the property adjacent to Main Street shall have permanent landscaped berms, paved access road and a gate constructed. The berms shall appear naturally occurring, seeded, tree plantings and shall be maintained weekly. The remaining property line perimeter shall have berms constructed to screen operations. These

berms shall be removed as reclamation occurs per phasing plan. Adjacent property lines with residences shall also have a fence constructed. Sand and gravel shall be extracted forming a lake(s) feature. Continued agriculture use shall occur on areas not mined and on contemporaneously reclaimed areas. Upon final reclamation, future waterfront residential property development shall commence conforming to the 2030 Comprehensive and Beyond Plan. Please see Appendix B - Reclamation Plan for additional information.

Minerals to be Mined

The reserves mined from property are unconsolidated sand and gravel materials which do not require blasting. Mined materials are sorted, processed, and washed providing aggregate materials for use in the construction industry.

Character and Composition of Vegetation, Wildlife and Natural Resources on Land to be Affected

Present land use for the property is row crop agricultural production. Other vegetation includes native grasses, foxtail, goldenrod, sumac, chokeberry, oaks, walnut, and black cherry. The main wildlife species include whitetail deer, turkey, raccoon, woodchuck, rabbit, coyote, red fox, sparrows, robins, squirrel, cardinals, and chickadee. The Illinois Department of Natural Resources (IDNR) Ecological Compliance Assessment Tool (EcoCAT) Tool indicates records of the State-listed Blanding's Turtle in the vicinity of the project area. The Owner shall follow the Departments recommendations by educating on-site personnel and provide IDNR notification if species are encountered at the project site. Additionally, if tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to bats and birds. Please see Appendix C – EcoCAT Clearance Letter for additional information.

Natural resources on the property have been reviewed in June 2024 by McHenry-Lake Soil and Water District and a Natural Resources Information Report completed. The report contains natural resource information for local governing bodies and decision makers for land use decisions. The report concludes, *the natural resource concerns regarding wetlands, floodplain and groundwater contamination have been addressed and the McHenry-Lake Soil & Water Conservation District Board of directors have no additional concerns at this time.* Please see Appendix D for additional information.

There are two small wetlands present on the property. A wetland delineation report was completed by DK Environmental Services, Appendix E. These two areas shall be unaffected by the proposed development and adequate buffers shall be maintained.

Archaeological and Cultural Resources – State Historic Preservation

A Phase I Archaeological Reconnaissance Survey has been completed in May 2024 by Midwest Archaeological Research Services. The report does not recommend any additional investigation of the proposed site. Additionally, the Illinois State Historic Preservation Office has issued clearance letters that determine the site has *no significant historic, architectural, or archaeological resources affected within the proposed project area.* Please see Appendix F for additional information.

Property Identification Numbers and Assessed Valuations

The chart below depicts property PIN's, current assessed and two quadrennial assessment valuations.

PIN	Current Assessment	2020 Assessment	2016 Assessment
05-29-126-001	23,694	16,354	9,326
05-29-200-015	12,630	8,116	3,792

The Nature, Depth and Proposed Disposition of the Overburden and Screening

The two most predominant soil types are Lorenzo and Warsaw Loam. The overburden ranges from 2-4 feet in depth throughout the property. Overburden material shall be relocated on-site and used in screening berms and contemporaneous site reclamation/development. Processing operations view from Main Street Road shall be screened by the construction of a 6-10' high undulating, naturally occurring, landscaped berm planted with coniferous and deciduous trees. The landscaped berm shall be maintained weekly comparable to a golf course land feature and remain as on-site development continues. Other property lines shall have a temporary 6-10' high operations berm which shall be removed as reclamation occurs per phasing plan. Please see Appendix G, Soils Survey for additional information and Appendix B, Operations and Phasing Plan.

The Estimated Depth to which the Mineral Deposit shall be Mined

Sand/gravel reserves are estimated to be 50-60 feet in depth. Active mining operations shall not exceed 4-6 acres annually. Row crop agriculture shall continue in unaffected areas and contemporaneous reclamation shall minimize the area of disturbance. Borings have indicated reserves are found below the groundwater of the shallow aquifer. A water feature or lake(s) shall be constructed on the property with surrounding natural occurring, undulating topography. A 20' wide safety shelf shall be constructed around lake perimeter for safe lake entry and exit. Proposed grades and lake configuration may vary due to the lateral and vertical reserve. Please refer to Appendix B, Reclamation for proposed lake configuration.

Estimated Type and Volume of Excavation

Mineable sand and gravel reserves in the 104 Acre tract are estimated at 6.5 million tons.

The Techniques and Equipment Proposed to be used, as Applicable, for;

A. earth materials extraction.

Initial extraction of the process area shall be completed to a depth of approximately 15 - 18'. Once the process area floor is established, continued extraction North of the process area shall continue below the water table until an area is created large enough to install a electric hydraulic dredge. Over the remaining project life, reserves shall be extracted using an electric powered hydraulic dredge that extracts below water material and pumps slurry material to the plant for processing.

B. earth materials processing.

Reserves are processed by a combination of screening, washing, and minor crushing of 5" minus materials. Equipment will consist of a feeder, land conveyors, screening plant, crushing plant, wash plant, stacking conveyors and a wheel loader.

C. ready-mix plant.

Not applicable.

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

All traffic shall use an ingress/egress to Main Street Road. Egress from the site shall be limited to Eastbound only. Estimated average traffic shall be 50 trucks per day. The entrance shall be paved, maintained and swept on a as needed basis to remove loose gravel, reduce dust, and prevent track out. As of the date of this Development Plan, the McHenry County Division of Transportation has not had the opportunity to review the proposed development or provide ingress/egress comments and requirements. Please see Section 3.2 for Proposed Traffic Counts and Appendix B -Main Street Ingress/Egress Plan for additional information.

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

Control methods and practices for the potential adverse effects of noise, dust, (glare, odor, waste disposal and blockage of light or air are not applicable), or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the proposed zoning district are described below.

Noise:

Noise generated from the processing area shall be in accordance with federal and state standards. Noise shall not violate the Illinois Administrative Code, Title 35: Environmental Protection: Subtitle H: Noise: Chapter 1 Pollution Control Board sections 900.101-900.103 (“Applicable Noise Regulations”). On-site noise reduction measures shall occur by placing the processing area 15-18 feet below the existing ground elevation, located 600 feet away from the nearest residence. Traffic noise generated from Main Street Road shall overshadow noise generated from on-site electric powered operations. Additionally, on-site noise reduction measure shall be perimeter berm construction. Perimeter berms have superior noise-attenuating properties, serve as wind breaks, and screen the operation from view. Finally, continued row crop farming in areas not affected by mining shall aid in minimizing noise and aid in screening the operation. Federal Mine Safety and Health Administrative (MSHA) officials regularly inspect all mining facilities to ensure the health and safety of all employees are maintained.

Dust/Air Contaminants:

Dust and air contaminants are minimal in wet mining operations. Monitoring requirements shall be in accordance with federal and state standards. Preventive dust and air contaminants measures include sweeping the paved access road and water application for on-site roads shall occur on a as needed basis. In the event, visible particulate matter emission is observed, it shall be governed by the regulations set forth in Illinois Administrative Code, Title 35: Environmental Protection: Subtitle B: Air Pollution: Chapter 1 Pollution Control Board, sections 212.301-316, Subpart K: Fugitive Particulate Matter.

Not all dust is silica dust. Respirable crystalline silica dust are very small particles, at least 100 times smaller than ordinary sand grains found in a typical mine or on any local beach. Sand grains must be ground into a fine powder to release silica trapped in the sand grains. Inhaling the respirable silica dust can cause lung damage. However, silica dust is not released from any McHenry County mining site. At the proposed site, sand is not processed into a fine powder but only washed with water. This

has been studied and observed for many years. There is not an occupational or community silica exposure risk at any McHenry County mine site or any local beach.

In addition to the Illinois Administrative Code, Title 35, the Federal Mine Safety and Health Administrative (MSHA) officials regularly inspect facilities to ensure the health and safety of all employees are maintained. The site is also regulated and monitored by Illinois Environmental Protection Agency (IEPA) Air Emission, Registration of Smaller Sources (ROSS) program.

Vibration:

The sand/gravel reserve at this site is unconsolidated in nature; therefore, no blasting mining techniques shall be used, resulting in vibration absence.

Groundwater:

State and County standards govern groundwater elevation protection and quality at all mining and reclamation sites. Area mining sites that do not pump or discharge water off site, which include this proposed development do not affect the groundwater elevation or quantity. Additionally, area mine sites which also include this proposed development, do not introduce any materials such as flocculants into the groundwater that may diminish groundwater quality standards.

Groundwater Elevation:

Groundwater is water contained in the pores and fissures of the earth. Unlike sand and gravel resources, groundwater is a renewable resource. It is in constant motion, part of the hydrologic cycle. Rainfall and snowmelt infiltrate into the earth to recharge groundwater, which then flows as baseflow into streams and lakes. Evaporation from open water, and transpiration from plants, returns water to the atmosphere to complete the cycle.

The water table is the depth at which the soil or rock becomes completely saturated with groundwater. If a hole were dug and left to stand for a while for groundwater to seep in, the water level in the hole would represent the water table. The water table elevation can fluctuate in different seasons and from year-to-year, depending on the amount of recharge. Natural depressions or excavations can intersect the water table to form lakes, ponds and wetlands.

Groundwater is a critical resource in Illinois – most of us rely on wells for our water supply. Some of these are municipal wells serving urban communities, but the vast majority are private water wells, mainly in the rural parts of the State. Two common types of wells are shallow dug wells or sand points which draw water from the water table or upper aquifer, and bored or drilled wells which draw water from deeper aquifers.

Groundwater passing through the property is generally from North to South/Southeast generally in the direction of the Nippersink Creek. Groundwater shall be monitored at two (2) upgradient monitoring wells and two (2) down gradient monitoring wells located on the Operations Plan, Appendix B.

Below-water mining pits that do not dewater offsite, remove only sand and gravel materials from the shallow or upper aquifer using excavator, dragline or hydraulic dredge to excavate below the water table level. The excavation occurs very slowly, over many years resulting in a very minimal impact on groundwater levels (imagine removing a hand full of sand/gravel from a bucket of water). Groundwater remains in the excavation and drains back into the pond from dug materials without de-

watering operations. The groundwater elevations in below-water excavations stabilize at the same uniform level as prior to the excavation.

This type of operation also captures precipitation events and surface water run-off and promotes additional groundwater recharge, but a portion of these benefits may be offset by the increased evaporation that will occur from the surface of a pond. This is highly dependent on fluctuations in seasonal precipitation events and from year-to-year. Excess water from stockpiled materials drains back into the pond. Minor evaporative water losses may occur due to residual moisture contained in the aggregate products that are shipped from the site.

Groundwater Quality:

It surprises some people to learn that aggregate extraction is a clean industry. Processing aggregates is a purely mechanical process of crushing, screening, blending, and washing (with water), without chemicals or flocculants. Extraction and subsequent reclamation do not introduce contamination or change the quality of groundwater. At extraction sites, fuels and lubricants for the equipment are the only potential sources of groundwater contamination, and these are regulated under McHenry County Stormwater management performance standards. Please see Best Management Practices in Super Aggregates Spill Prevention Containment and Control Plan, Appendix H.

In rural agricultural areas, bacteriological contamination from human and livestock waste has a greater potential to contaminate the upper aquifer. Aggregate extraction, processing and reclamation is not a source of bacteriological contamination.

Groundwater Quantity & Quality Monitoring:

To maintain and document State and County groundwater elevation standards, the Owner shall install a staff gauge in the pond and seasonal elevations shall be recorded annually. Groundwater quality, governed by parameters set forth under the McHenry County Groundwater Ordinance. Groundwater shall be monitored and analyzed at two (2) on-site upgradient monitoring wells and two (2) on-site down gradient monitoring wells located on the Operations Plans, Appendix B. Analysis reports shall be submitted to the County quarterly until baseline quality parameters have been established. Once established, testing and analysis shall be submitted to the County annually.

An independent hydrological study has been completed by Autumnwood ESH Consultants, LLC, in June 2024. The study examines the proposed development and any potential effects on groundwater quality and quantity. The study concludes *the proposed development will not have adverse environmental impact to private water wells supplying drinking water to the homes surrounding the Paradise Lake development*. Please see Appendix I for additional information.

When these factors are combined, the net effects of below-water extraction are normally minor and groundwater elevations and groundwater quality remain unchanged.

The Method of Recycling Water used for Washing and Grading

Water used for the processing operations is drawn from a series of ponds. The ponds constructed on-site include: a freshwater pond and 2 deposit ponds. Water used for the washing operation is pumped from the freshwater pond into the processing plant, washing the sand and gravel materials. Process plant water drains from the wash plant into the first deposit pond, allowing clay and silt materials to

settle from suspension. Water from the first deposit pond, slowly flows into the second deposit pond allowing the remaining material to settle. As the fine materials settle out of suspension in the second deposit pond, the process water becomes clean water and flows back into the freshwater pond for reuse. This is a closed-circuit washing system with little or no loss of water.

The Proposed Usage or Drainage of Excess Water

All haul roads, stockpiles and operational areas shall be graded in such a manner as to direct any run-off into the primary pond resulting in an internally drained site. There is no off-site discharge of excess water or farm drain tiles. All other land not affected by mining operations is drained naturally by current topography, infiltration, and evaporation. Non-discharging stormwater sites shall hold an IEPA water pollution control permit upon extractive operations commencement. Please see Appendix B - Temporary Stormwater Drainage Plan and Appendix J – Stormwater Pollution Prevention Plan for additional information.

Current and Past Land Use

The current and past land use has been for agricultural crop production.

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

Not applicable, none affected.

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.

As extraction progresses, the site shall become internally drained with no off-site discharge. There is not the presence of farm drain tiles. Please see Appendix B – Phasing/Operations Plan for additional information.

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

The hours of extraction operations shall be from 6:00 a.m. to 9:00 p.m. Monday through Friday and 6:00 a.m. to 6:00 p.m. Saturday. The picking up or shipping of materials and maintenance shall occur from 6:00 a.m. to 8:00 p.m. No operations including processing, loading and maintenance shall occur on Sundays or holidays.

Employees and Accessible Restrooms.

The site shall be staffed with two employees for extraction, processing and loading activities. Employees shall have potable water and conditioned air in an American Disability Act (ADA) accessible restroom located in the scale house per McHenry County Health Department approved well and septic plans.

The Proposed Property Reclamation/Development Plan.

The Owner shall file a reclamation/development plan for the property in accordance with applicable laws and regulations of the McHenry County UDO. The construction of all berms, planting of vegetation and other landscaping features shall be commenced and completed prior active extractive operations. Contemporaneous reclamation shall include subsoil and topsoil re-distribution and

seeding with a vegetative cover per the Phasing/Operations Plan. Proposed development plans include the creation and appearance of a naturally occurring crystal clear water feature with surrounding undulating topography suitable for agricultural use and future residential development. Please see Appendix B – Reclamation Plan for additional information.

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

Projected site improvements and processing area development is expected to commence upon County approvals. Mining commencement is projected for 4/1/26 and site reclamation/development is projected to be complete by 12/31/37. Upon reclamation and return to agricultural use, future property residential development and internal road construction shall be based on McHenry County zoning and subdivision approvals, market conditions and demand.

For Additional Information Please Review

- **Development Plan Appendices**
- **Sand/Gravel Mining in McHenry County
Super Aggregates Conditional Use Supplement**

3.2 Projected Traffic Counts & Sales Volume

Traffic Counts

Type of Activity	Loads/Hr.	Loads/Day	Daily East Inbound	Daily East Outbound	Daily West Outbound
Below Average	4	39	39	37	2
Average	8	77	77	73	4
Above Average	16	150	150	142	8

Sales Volume

Typical Load	22 Tons
Tons per Day	1,100 Tons
Days per Year	300 Days
Annual Sales Volume	330,000 Tons

3.3 Proposed Development Value to McHenry County

Initial 20-Year Term:

I. Dedication of 10 acres to McHenry County Conservation District (Land, Demolition/Cleanup and Parking Lot)	430,900
II. Main Street Road Improvements (Deceleration Lane)	480,000
III. Octagonal Barn Removal & Preservation	?
IV. Property Tax Revenue (.70%):	
a. Extractive/Mining Assessment (250K Average Mining Assessment)	35,000
V. Sales Tax Revenue (.75%)	
a. Aggregates Sales (6.5M Tons)	<u>390,000</u>
Initial 20-year Term Total	<u><u>1,335,900</u></u>

Ongoing Annual Revenue:

I. Property Tax Revenue (.70%):	
a. 30 – Lake Front Estates (560K Average Value)	39,196
On-going Annual Revenue Total	<u><u>39,196</u></u>

PRESS RELEASE

Local Developer Combines Public Interest with Projects



In March 2022, local developer, Jack Pease, purchased a dilapidated farm in Spring Grove. The farm, formerly the Hatch/Kattner farm, was the site of the first upright silo constructed in 1873, in the United States. The farm not only had the first silo, which disappeared long ago, but also had a rare octagonal barn located on the property. In 2023, County Officials and Pease discussed the historic significance of the octagonal barn located on the property. It was determined that the octagon structure was structurally sound and worthy of preservation. Local farmer, George Richardson, had interest for several years in

dismantling and relocating the structure a few miles away to the Richardson Adventure Farm. Richardson's plans include not only re-erecting the structure to become the feature Richardson Adventure Farm structure but also, provided a sustainable method for perpetual maintenance and preservation. Throughout 2023, Richardson and Pease dismantled the structure and hand washed each board.

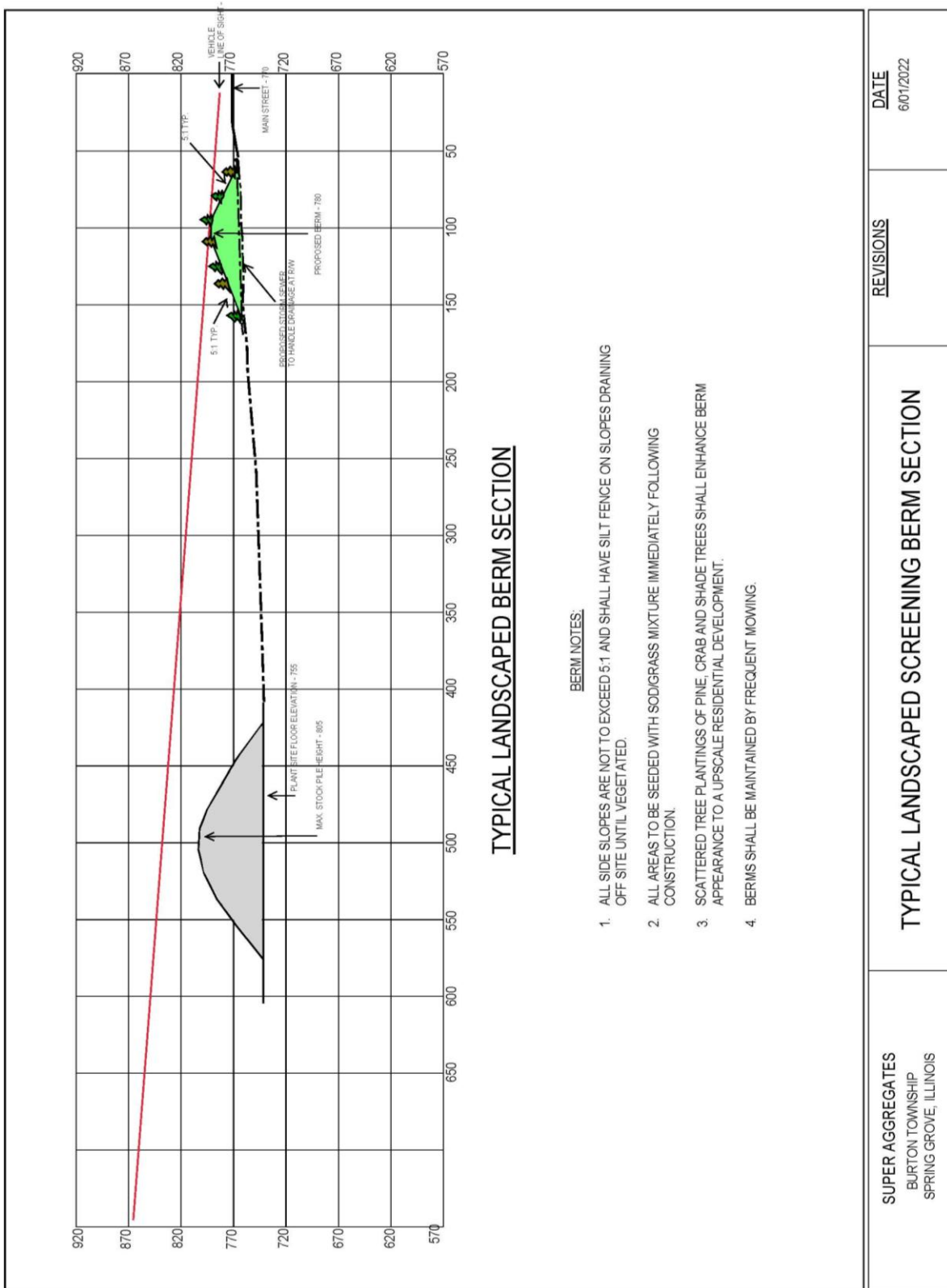
Recently, Pease and McHenry County Conservation District have entered into an agreement for Pease to dedicate the site to the District. The District did not have interest in the dilapidated buildings, so Pease performed the building demolition and cleanup of the property. Pease also constructed a parking lot on the property prior the dedication to the District. The property, contiguous to the District's



Nippersink Canoe Base Conservation Area, serves the public by increasing conservation area, providing additional access to the contiguous conservation area and a bridge over the Nippersink Creek.

The octagon barn preservation and property dedication will serve the public interest in perpetuity.

3.4 Typical Landscaped Berm Section



3.5 Proposed Berm Photos



Dutch Creek Estates Residential Development, Johnsburg, IL





Dutch Creek Estates – Johnsburg Road



4.1 Development Project List

Fox Development:

A commercial and residential land developer. Recent developments:

- Valley View Commons, McHenry, IL
A Professional Office Condominium
- Capital Court Commons, McHenry, IL
A Professional Office/Warehouse Condominium
- Ridgeview Commons, McHenry, IL
A Professional Office/Warehouse Condominium
- Dutch Creek Estates, Johnsburg, IL
- Glacier Lake Estates, Richmond, IL
- Preservation Oaks, Spring Grove, IL
- Walnut Ridge, Spring Grove, IL
- Ringwood Corporate Center, Ringwood, IL
- Sager Corporate Park, Belvidere, IL
- Jonathon Knolls, Wadsworth, IL
- Eagle Ridge, Antioch, IL
- Ivanhoe Golf Course, Ivanhoe, IL

J. Pease Construction:

A Regional site development and road building company in business for 50 years. Recent projects:

- Menards
- Super Walmart
- Along with too many more to list
- Woodman's
- Aldi

Super Aggregates:

Produces and delivers a complete line of aggregate products to the public including mason sand, concrete sand, asphalt sand MSE sand, #1 & #2 stone, road base, topsoil, and boulders. Recent projects supplied:

- Buss Ford, McHenry
- Super Walmart, Johnsburg
- Meyer, McHenry
- Centegra, McHenry
- Walgreens, McHenry
- McDonalds, McHenry
- Fast Eddies, McHenry
- Diamond Drive, McHenry
- Shoppers Drive, McHenry
- Route 12 Bridge Reconstruction
- Numerous Homeowners and Farms
- Elkhorn High School Addition
- Elkhorn Well #9 and Tank
- Lake Geneva Middle and High Schools
- Bailey Estates, Williams Bay
- Brooks School, Genoa City
- Genoa City Streets Program
- Dollar General, Genoa City
- I94 Zoo Interchange
- Super Truck Center, Genoa City
- Otto Jacobs, Point Ready-Mix and Ozinga Concrete Plants

Super Mix USA:

Produces and delivers ready-mix concrete, places concrete and aggregates with conveyors and stone slingers.

Super Truck Center, Genoa City WI:

Serving the public, offering truck and bus body work, paint, automatic truck wash, frame straightening, complete line of truck parts and truck repair.

4.1 Neighbor and Municipal Officials Reference List

Super Aggregates Neighbor List

Sugar Creek – Walworth County, WI

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Ben DeLong	W6406 County A, Elkhorn, WI 53121	<u>262-206-6786</u>	
Donna Emelity	W7124 Territorial Rd., Elkhorn, WI 53121	<u>262-475-4881</u>	

Waterford Lakes – Racine County, WI

Dennis Witte	32409 High Dr., Burlington, WI 53105	262-206-6786	denniswitte@wittesupply.com
Larry Ketterhagen	32106 High Dr., Burlington, WI 53105	262-492-3767	
Joe Raguse	32010 High Dr. Burlington, WI 53105	262-994-2099	

Burgett Lakes – McHenry County, IL

Marv Miller	8404 Burgett Rd., Richmond, IL 60071	262-620-8259	
Rick Schoenbeck	8803 Burgett Rd., Richmond, IL 60071	<u>262-909-5023</u>	<u>rschoenbeck@reproductionprovisions.com</u>
Ed Van Krumpfen	W1342 County Rd. B, Genoa City, WI 53128	262-237-0545	
Brad Polterman	W1274 County Rd., B, Genoa City, WI 53128	<u>262-206-0311</u>	bradpoltermann@gmail.com
Curt Miller	8410 Burgett Rd., Richmond, IL 60071	815-482-2587	Crazymiller57@yahoo.com
Addison Pease	8500 Burgett Rd., Richmond, IL 60071	<u>262-233-3705</u>	Addisonpease143@gmail.com

Lily Pond – City of Woodstock

Bill Martenson	3221 Lily Pond Rd., Woodstock, IL 60098	815-337-3514	
John Merryman	3509 Lily Pond Rd., Woodstock, IL 60098	815-482-3345	lpsutilities@gmail.com
Sharon Salas	3206 Lily Pond Rd., Woodstock, IL 60098		
Brandon Teresi	2122 Serenity Ln., Woodstock, IL 60098	815-575-4876	
Nick Behrens	3510 Lily Pond Rd., Woodstock, IL 60098	815-739-1852	Nbehrens71@outlook.com
John Fuller – Dorr Twp.	12322 Davis Rd., Woodstock, IL 60098	815-790-2921	highway@dorrtownship.com

Marengo Lakes – City of Marengo

Randy Griebel	7515 S. Rt. 23, Marengo, IL 60152	815-568-7204	griebeltrucking@aol.com
Jeff Majewski	8017 S. Rt. 23, Marengo, IL 60152		
Philip Preston	8303 S. Rt. 23, Marengo, IL 60152		
Kathy Meyer	22200 Pleasant Grove Rd., Marengo, IL 60152	815-382-1887	
Karen Schnable – Riley Twp.	8910 S. Rt. 23, Marengo, IL 60152	815-568-7001	Supervisor@rileytwp.com

Municipal Officials

<u>Facility</u>	<u>Name & Title</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Sugar Creek	Dave Woodhouse – Walworth County Highway Superintendent	W4097 County Road NN Elkhorn, WI 53121	262-741-3112	dwoodhouse@co.walworth.wi.us
Waterford Lakes	Brian Jensen – Racine County Development Services Superintendent	14200 Washington Avenue Sturtevant, WI 53177	262-866-8440	brian.jensen@racinecounty.com
Waterford Lakes	Chad Sampson – Racine County Conservationist	14200 Washington Avenue Sturtevant, WI 53177	262-886-8440	chad.sampson@goracine.org
Burgett Lakes	Renee Hanlon – Deputy Director McHenry County Planning & Development	667 Ware Rd. Woodstock, IL 60098	815-334-4555	rwhanlon@mchenrycountyil.gov
Burgett Lakes	Paul Hain – Richmond	7812 S. Route 31	815-678-0077	richmondtownship.org

	Township Supervisor	Richmond, IL 60071		
Lily Pond	Joe Napolitano – Director of Building & Zoning City of Woodstock	121 W. Calhoun St. Woodstock, IL 60098	815-338-4305	jnapolitano@woodstockil.gov
Lily Pond	John Fuller – Dorr Township Highway Commissioner	12322 Davis Rd. Woodstock, IL 60098	815-338-1060	highway@dorrtownship.com
Marengo Lakes	Laura Williamson – City Administrator City of Marengo	132 E. Prairie St. Marengo, IL 60152	815-568-7112	lwilliamson@cityofmarengo.com
Marengo Lakes	Karen Schnable – Riley Township Supervisor	8910 S. Route 23 Marengo, IL 60152	815-568-7001	supervisor@rileytwp.com

4.3 Aggregate and Development Photos



As mining progresses, reclamation follows. Super Aggregates, Waterford, WI Facility





**Reclaimed site seeded with prairie grass and planted evergreens.
Super Aggregates, Waterford, WI. Facility**





June 2020 Photo from Super Aggregates – Waterford, WI Facility



Super Aggregates, Volo Facility, Volo, Illinois





Super Aggregates, Clear Lake Facility, Belvidere, IL





Current site and equipment. Super Aggregates, Burgett Lake Facility, Richmond, IL





Clear Lake Electric Dredge, Belvidere, IL



Marengo Lakes Electric Dredge, Marengo, IL



Super Aggregates, Burgett Lake Facility, Richmond, IL





Former Super Aggregates, Nish Rd. Facility, Prairie Grove, Illinois





Dutch Creek Estates Residential Development, Johnsburg, IL



5.1 Approval Standards for Map Amendments

(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for rezoning. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

Response: Agriculture land use has not changed on this property since the County was settled in 1836 and farms dotted the landscape soon afterward. The proposed zoning designation of agricultural use is the current land use and is compatible with surrounding mixed land use and zoning designations of area properties. Adjacent incorporated property land use to the West, North and a portion of the East includes R-1 & E-1. Adjacent unincorporated property land use and zoning designations to the East, South and a portion of the West include A-1. Please see Development Plan for additional information.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

Response: The existing zoning designation is A-1. The petitioner is requesting a Conditional Use be applied to the existing zoning designation to allow interim sand/gravel extraction/mining. The sand/gravel natural reserve is located on the subject property and confirmed by boring and test hole data. The diminished value equates to lost natural sand/gravel reserves of approximately 6.5 million tons the general public requires.

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

Response: The current zoning designation of A-1 does not account for the precious sand/gravel reserve located on the subject property. The negative effect to public health, public safety and public welfare will occur when the sand/gravel natural reserve is lost to development while the County is near a sand/gravel supply crisis. Public welfare will experience economic implications in relation to transportation, maintenance, growth and housing plan elements if the natural resource is not utilized. Please see CU Supplement for additional information.

4. Is this property suitable for uses allowed under the **current zoning designation**?

Response: The subject property highest and best use should consider all components. Property containing a finite natural resource that is located only where the glaciers placed them and are an essential component in today's society should be utilized before the property is developed. Upon cessation of CU for Earth Extraction and Mining, the property shall be rezoned to a Residential development surrounding a lake per the 2030 Comprehensive and Beyond Plan.

5. How long has the property been vacant under the **current zoning designation**?

Response: The agricultural use has not changed on this property since the County was settled in 1836 and farms dotted the landscape soon afterward. The current A-1 zoning with an interim CU for Earth Extraction and Mining will yield future residential zoning designation of the 2030 Comprehensive and Beyond Plan.

6. Is there a public need for the **proposed use** of the property?

Response: The proposed interim CU for Earth Extraction and Mining provides the general public a local sand/gravel source for all construction products. Please see Development Plan and CU Supplement for more information.

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Response: The proposed use, interim CU for Earth Extraction and Mining, shall allow the construction of a lake and upon CU cessation, the property shall be re-zoned to Residential zoning designation and the future residential development shall surround a lake shall be consistent to the to the 2030 Comprehensive Plan.

5.2 Approval Standards for Conditional Use ***(McHenry County Unified Development Ordinance §16.20.040E)***

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

Response: The Conditional Use (CU) shall comply with the applicable standards for § 16.56.030 P. Earth Extraction and Mining and applicable standards for § 16.60 Site Development. Many of the standards become conditions of the CU. Please see the Development Plan for more information.

2. Is the conditional use compatible with the existing or planned future development of the area?

Response: The CU is an interim land use, approximately 15 years and contemporaneous agricultural use shall occur per phasing plan. Agricultural use is compatible with the existing surrounding area land use. The interim CU provides a natural resource the general public demands and future residential development that is also compatible with surrounding land use and the 2030 Comprehensive and Beyond Plan.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

Response: The UDO and subsequent CU have stringent regulations in place that are not detrimental or endanger public health, safety, morals, comfort, or general welfare of the area. Sand/gravel mining sites have coexisted with residential developments in the County for decades.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

Response: The UDO and subsequent CU have stringent regulations that ensure its use will not be injurious or impact any use of other property in the area. Please see the Development Plan and CU Supplement for additional mitigation and best management practices.

5. Will the conditional use substantially diminish and impair property value in the area?

Response: Many studies have examined the relationship between the interim CU and property values and all conclude there is no consistent relationship between the interim CU and property values. Please see CU Supplement for detailed information regarding the CU and property values.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

Response: The interim CU site will be internally drained, have paved internal access roads, McDOT approved access improvements and will be powered by Com Ed electric service. The scale house shall be served by well and septic approved by the Health Department. Please see Development Plan for more information.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

Response: The subject property and CU ingress and egress have been designed to access Main Street. Access improvement design is currently under review by McDOT. Right in Right out access design is proposed. Please see Development Plan for more information.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Response: Agricultural use shall continue on the site, per phasing plan and reclaimed areas shall be returned to agricultural use. The CU shall comply with all applicable standards of the agricultural zoning designation.

9. Will the conditional use be reasonable in the interest of public welfare?

Response: The interim CU is in the best interest of public welfare providing a local and economical source of sand/gravel materials used in area construction projects. The County has developed, grown, and benefited from local, economical sources for decades. These local sources are being depleted and new local sources need approval for continued future maintenance and growth of the area. Please see CU Supplement for additional information.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

Response: A hydrological study has been completed to examine the relationship between the proposed CU and groundwater quantity and quality. The study has concluded that the proposed CU will not have any effect on the groundwater quantity and quality. Additionally, the applicant shall comply with the UDO § 16.56.030, P,7b & § 16.56.030, P,8 to provide groundwater protection. Please see Development Plan and CU Supplement for more information.

5.3 The Development Plan and Alignment with McHenry County 2030 & Beyond

Glacier activity has left McHenry County with sand and gravel natural resources in sufficient quantity and quality to support the development of a local mining industry. The 2030 Comprehensive Plan and the 2030 and Beyond (2016 update to the 2030 Comprehensive Plan) supports the extraction of the sand and gravel natural resource and enforcement of regulations outlined in the County’s Unified Development Ordinance (UDO).

The 2030 and Beyond Plan outlines four *Big Ideas* guiding land use and development in the County through the year 2030 and beyond. The four *Big Ideas* provide *themes* leading to a better and improved County which can be attained through coordination efforts of the County’s municipalities, townships, businesses, institutions and residents. These *Themes* provide the fabric and direction for our County and remind all of us of our vested interest in the County and its future. Through collaborative efforts, we can make it happen!

Big Idea #1 – Let’s make our communities active, healthy and green.

“We can make it happen by preserving our groundwater aquifers, lakes, rivers, streams and their natural functions.”

County sand and gravel natural resources are often found overlaid with shallow sandy loam soil types. Inherently, these soil types are porous and provide rapid permeability and leachability, allowing water to move through the soil profile quickly. Because of the rapid water movement through the soil profile, these areas are often sensitive aquifer recharge areas and have a higher aquifer contamination potential. Some of these areas also tend to have slopes that can cause concerns with erosion. Although many of these areas located in the County are suited for agricultural use, fertilizer and pesticide leachability and soil erosion often present challenges.

The proposed development plan provides an opportunity for reduced fertilizer and pesticide use, lowering aquifer contamination potential. The proposed lake surface will also enhance the aquifer recharge rate by capturing all precipitation events without runoff potential. Two upgradient and two down gradient monitoring wells will be monitored by the County to ensure groundwater quantity and quality levels remain unchanged during and after the proposed lake construction.

Big Idea #2 – Let’s build on our strengths.

“We can make it happen by recognizing the importance of our aggregate mining industry, both economically and for its part in building our public infrastructure, business and housing.”

County sand and gravel natural resources can be found in both large and small tracts of land, wherever the glaciers placed them. These resources should harmoniously be considered as development of these land tracts occur.

The proposed development plan utilizes the sand and gravel natural resources located on the parcel for interim use in the local construction industry. This allows for area development, growth and provides extraction, construction, trucking, asphalt paving and concrete production jobs.

Once extraction and reclamation are complete, the development plan supports a 43-acre lake, open space beneficial to wildlife habitat and future residential use conforming to the County’s 2030 Comprehensive Plan.

Big Idea #3 – Let’s grow smarter.

“We can make it happen by supporting business development and commercial uses to reduce the property tax burden on residential homeowners.”

The number of County sand and gravel mining operations are decreasing very quickly. Without new site Conditional Use approvals, the County’s future growth and development will adversely be affected and met with a significant cost increase.

The proposed development plan creates business development and tax revenue for the area. Local sand and gravel aggregate always serves to maintain the affordability of area construction costs. Conversely, a distant sand and gravel aggregate source always increases area construction costs and the property tax burden on residential homeowners.

Big Idea #4 – Let’s expand our economy.

“We can make it happen by improving infrastructure, including freight and commuter rail, access to major regional and interstate roadways and access to high-speed internet services.”

County sand and gravel natural resources can be found in all types of area construction projects. Sand and gravel are major components of asphalt paving and concrete products. *“You can’t build anything without concrete and you can’t drive anywhere without asphalt paving.”*

The proposed development plan provides vital components to the local construction industry including infrastructure, rail, regional and interstate roadways and construction projects necessary for high-speed internet services.

5.4 Minimal Impact Summary

➤ **Location & Traffic Impact:**

Located on a McDOT road, Main Street, near the County's Eastern boundary, all egress truck traffic shall travel East and not traverse over secondary roads located West of the site. Super Aggregate locations average 50 loads per day (5 loads per hour). This traffic count shall not substantially impact existing traffic.

➤ **Compatibility and Screening for Adjacent Property:**

- Developer Standard landscaped berm adjacent to Main Street:
 - Landscaped berm adjacent to Main Street shall be designed, constructed, and maintained to provide exceptional screening, noise and dust mitigation, providing minimal adjacent property impact.
- Perimeter Operations Berms:
 - Operational berms shall provide exceptional visual, noise attenuation, dust mitigation to all adjacent property. Operation berms shall be removed as per reclamation phasing plan.

➤ **Development Term:**

- Developer projects an initial 10-year term and not to exceed one renewal term.

➤ **Environmental Considerations:**

- Noise:
 - In addition to lowering the processing floor elevation 15-18' and construction of 6-10' landscaped berms, operational noise emission mitigation includes: (i) Grid electric powered wet processing plant and an electric powered hydraulic dredge. (ii) Diesel powered equipment limited to one rubber tire loader used to load trucks. Minimal operational noise emissions shall be inundated by existing traffic noise emissions from Main Street.
- Dust:
 - In addition to lowering the processing floor elevation 15-18' and construction of 6-10' landscaped berms, operational dust emission mitigation include: Nearly all extraction shall occur with an electric powered hydraulic dredge and complete wet processing process. On-site paved roadways shall contain all truck traffic. The above-mentioned techniques eliminate any potential dust source or emission.

Summary:

- No egress West bound truck traffic over secondary roads.
- Development is short-term without expansion projections.
- Adjacent property shall not experience environmental affects including noise or dust.

5.5 Petition Request Rationale

- Interim Mining term needed to achieve a Future Residential Development surrounding a lake and complying with the 2030 and Beyond Comprehensive Plan.
- Fulfill Public Demand for Aggregate Material.
- Create New Tax Revenues.
- Minimal Environmental and Adjacent Property Impact.
- Upscale future Residential Lakefront Development in McHenry County.

Consideration of all natural resources is an integral component of land development. Utilization of the sand/gravel natural resources combined with a final land use plan is a balanced approach to land development. Extraction/mining Conditional Use should be accorded to a local company that has *a proven history and a future commitment*.

For Additional Information Please Review:

**Sand/Gravel Mining in McHenry County
Super Aggregates
Conditional Use Supplement**

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