



Planning Commission/Zoning Board of Appeals

**Special Meeting
Agenda**

November 28, 2018

7:00 P.M. Village Hall, 10 S Municipal Drive

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) September 19, 2018

IV. PUBLIC HEARING

- a) Petition #18-019 Special Use and Variation for Fire Department Training Facility; 25 S Municipal Drive
Applicant: Sugar Grove Fire Protection District

V. NEW BUSINESS

- a) Petition #18-019 Special Use and Variation for Fire Department Training Facility; 25 S Municipal Drive
Applicant: Sugar Grove Fire Protection District
- b) County of Kane Zoning Petition for Landscape Compost Operation within Planning Jurisdiction
Applicant: Creekside Farms, LLC

VI. OLD BUSINESS

- a) None

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of September 19, 2018 REGULAR MEETING

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, John Guddendorf, Gregory Wilson, Larry Jones, and
James White (arrived at 7:05)

Absent: James Eckert and Rebeca Sabo

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve Minutes of the August 15, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Wilson provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive
Applicant: Harris Golf Cars

Chairman Ochsenschlager called the public hearing to order at 7:02 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the request and the proposed solar garden.

Tod Hollenback, Eagle Point Solar, presented additional information about the proposal. Mr. Hollenback explained that this solar array is expected to provide all the annual energy needs for Harris Golf Cars.

Chairman Ochsenschlager closed the public hearing at 7:08p.m.

5. NEW BUSINESS:

Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive
Applicant: Harris Golf Cars

Commissioners discussed the request for special use.

Commissioner Jones moved to recommend to the Village Board approval of the special use for a roof mounted solar garden at 549 Heartland Drive. Commissioner Guddendorf provided the second.

Motion passed by unanimous voice vote

Item: County of Kane Petition for Solar Farm within Planning Jurisdiction
Applicant: Soltage, LLC

Administrator Hanlon explained that this project will be zoned under the jurisdiction of Kane County. Since this property falls within one and one-half miles of the corporate limits of the Village of Sugar Grove, the Village has the right to comment on the zoning application. Ms. Hanlon explained that the project, as proposed, does not meet the requirements of the Village of Sugar Grove Zoning Ordinance.

Commissioner White stated his belief that the project should meet the requirements of the Village of Sugar Grove Zoning Ordinance. He explained that it should be assumed that any project within the one and one-half mile jurisdiction will be annexed to the village. He concluded by asking why the Village would want to annex a project that did not meet minimum zoning requirements.

Commissioner White moved to recommend to the Village Board that the Village support the project on the condition that the project plans are revised to meet current Village of Sugar Grove Zoning Ordinance requirements. Commissioner Guddendorf provided the second.

Motion passed by unanimous voice vote

6. **OLD BUSINESS:**

None

PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Administrator Hanlon provided an update on development projects that will be coming before the Planning Commission.

Commissioners discussed the status of different construction projects throughout the village.

7. **ADJOURNMENT**

Commissioner White moved, Commissioner Jones seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

COMMUNITY DEVELOPMENT DEPARTMENT

A D V I S O R Y
R E P O R T

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: November 28, 2018
PETITION: 18-019

PROPOSAL

The applicant is requesting a Special Use for an accessory structure and a height variation for an accessory structure.

GENERAL INFORMATION

HEARING DATE: November 28, 2018
PROJECT NAME: Sugar Grove Fire Protection District Training Facility; 25 S Municipal Drive
PETITIONER: Sugar Grove Fire Protection District

LOCATION MAP

25 S Municipal Drive



BACKGROUND & HISTORY

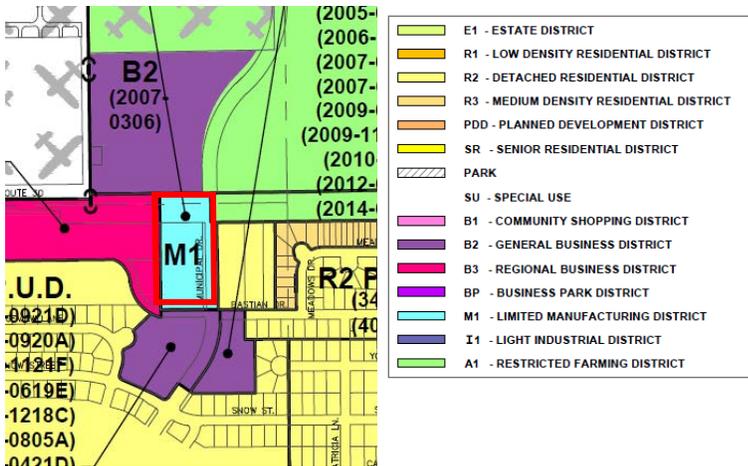
The property located at 25 S Municipal Drive is the current location of the Sugar Grove Fire Protection District (SGFPD) Fire Station #1. The SGFPD proposes to construct a training facility on their property. Currently, SGFPD staff have to travel to other communities to complete training exercises. When firefighters travel off site for training, it leaves the fire station under staffed.

SGFPD has researched different building methods for constructing this training facility and has concluded the most cost effective option is to place shipping containers on an existing paved area. The facility will be comprised of five (5) shipping containers with two (2) stacked on top of three (3) containers. The picture below provides an example of the construction type. This picture does not accurately depict the finished product that will be installed on this property.



EXISTING ZONING

Subject Property: M-1 SU Limited Manufacturing with a Special Use for Fire Station



North: B-2 General Business District
 South: B-2 SU General Business District with a Special Use for Public Library
 East: R-2 Detached Residential District
 West: B-3 PUD Regional Business District with Special Use for Planned Unit Development

EVALUATION

A. When considering special use requests, the Zoning Ordinance provides standards to be considered. Each standard is addressed below.

1. How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?

The training facility use will promote the health and public safety of the community by providing opportunity for better training of first responders.

2. How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?

The structure shall be setback from the property lines as to minimize the visibility from any adjoining land uses. The structure shall be painted dark red to match the fire station.

3. Will the special use be hazardous or disturbing to existing or future neighborhood uses?

The use is accessory to the established public service use on the property.

4. Will the special use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such services?

Yes

5. Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village?

No

6. Will the special use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?

No

7. Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways?

NA

8. Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief?

NA

9. Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village?

No

B. When considering variation requests, the Zoning Ordinance provides standards which must be met. These standards are discussed below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

Petitioner has researched the most cost effective way to construct the training facility and has determined the use of shipping containers to be the most cost effective method. The containers are a standard size; therefore, not allowing the petitioner to alter the overall height of the structure without great expense.

2. The plight of the owner is due to unique circumstance.

The unique circumstance of this property owner is economical. The petitioner is a public agency tasked with responsible spending of tax payer dollars.

3. This variation will not alter the essential character of the locality.

The training facility will not be as tall as the principal structure on the property nor any adjacent building.

The Zoning Ordinance provides additional guidance in determining whether these standards have been met. If the Plan Commission/Zoning Board of Appeals does not agree with the above findings, the supplemental questions listed below should guide further discussion.

1. The particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out.
2. The conditions upon which the petition for variation is based would not be generally applicable to other property within the same zoning district.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property, or by the applicant.
5. The granting of the variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variation will not:
 - a. Impair an adequate supply of light and air to adjacent properties.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent properties.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of Sugar Grove.
 - d. Diminish or impair property values in the neighborhood.
 - e. Unduly increase traffic congestion in the public streets and highways.
 - f. Create a nuisance.
 - g. Result in an increase in public expenditures.

7. The variation is the minimum variation necessary to make possible the reasonable use of the land, building or structure.

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has not received inquiries regarding this petition.

STAFF RECOMMENDATION

Staff recommends approval of Petition #18-019 Special Use for Accessory Structure at 25 S Municipal Drive and Accessory Structure with a Height Variation to seventeen feet (17') in structure height subject to the following conditions:

- 1) The Accessory Structure must be maintained in good condition with dark red paint.
- 2) If the structure becomes obsolete for training exercises, the structure shall be removed from the property. The structure may not be put to another use other than training without revision of the special use permit.
- 3) The structure may not be fitted with railings, towers, or stairs that exceed the seventeen foot (17') structure height.

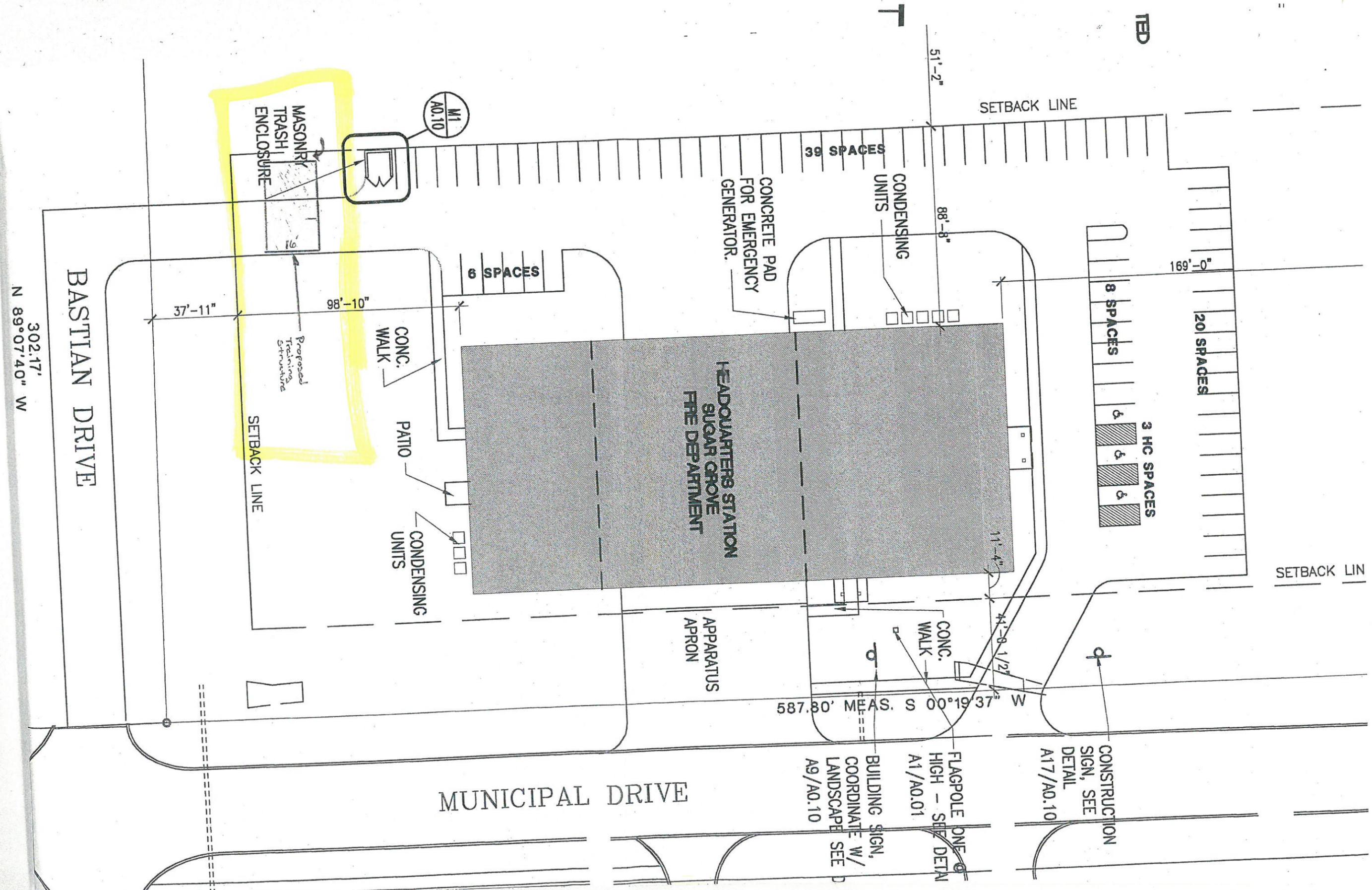
SAMPLE MOTION

Based on the presented testimony and finding of fact, I move that the Planning Commission recommend to the Village Board approval of Petition #18-019 Special Use for Accessory Structure at 25 S Municipal Drive and Accessory Structure Height Variation to seventeen feet (17') in structure height subject to the following conditions:

- 1) The Accessory Structure must be maintained in good condition with dark red paint.
- 2) If the structure becomes obsolete for training exercises, the structure shall be removed from the property. The structure may not be put to another use other than training without revision of the special use permit.
- 3) The structure may not be fitted with railings, towers, or stairs that exceed the seventeen foot (17') structure height.

ATTACHMENTS:

- Site Plan
- Structure Plan



TED

SETBACK LINE

51'-2"

39 SPACES

CONCRETE PAD FOR EMERGENCY GENERATOR.

CONDENSING UNITS

88'-8"

169'-0"

8 SPACES

20 SPACES

3 HC SPACES

SETBACK LIN

HEADQUARTERS STATION
SUGAR GROVE
FIRE DEPARTMENT

6 SPACES

CONC. WALK

PATIO

CONDENSING UNITS

Proposed Training Structure

SETBACK LINE

37'-11"

98'-10"

MASONRY TRASH ENCLOSURE

M1
A0.10

BASTIAN DRIVE

302.17'
N 89°07'40" W

APPARATUS APRON

CONC. WALK

587.80' MEAS. S 00°19'37" W

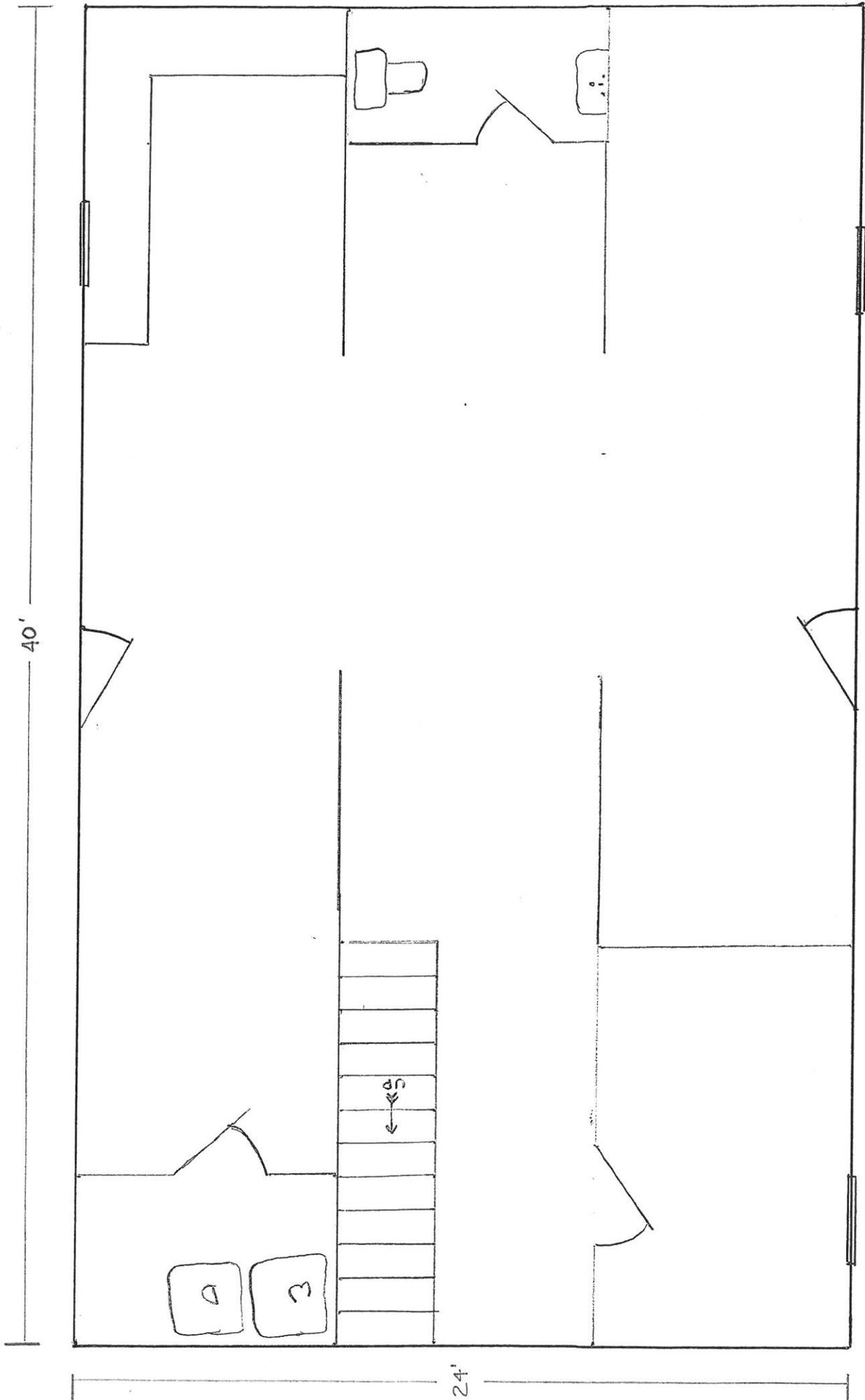
CONSTRUCTION SIGN, SEE DETAIL A17/A0.10

FLAGPOLE ONE HIGH - SEE DETAIL A1/A0.01

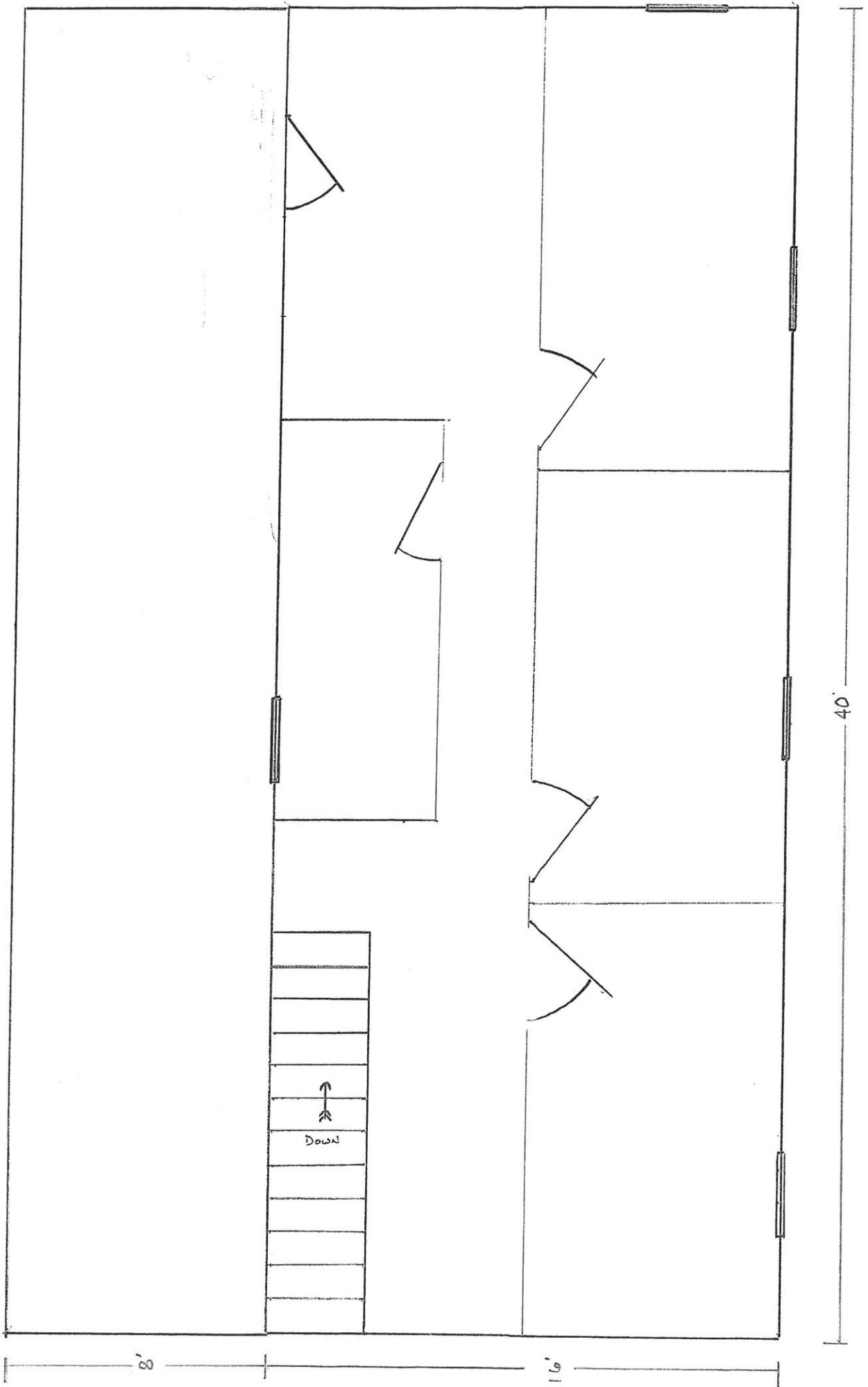
BUILDING SIGN, COORDINATE W/ LANDSCAPE SEE A9/A0.10

MUNICIPAL DRIVE

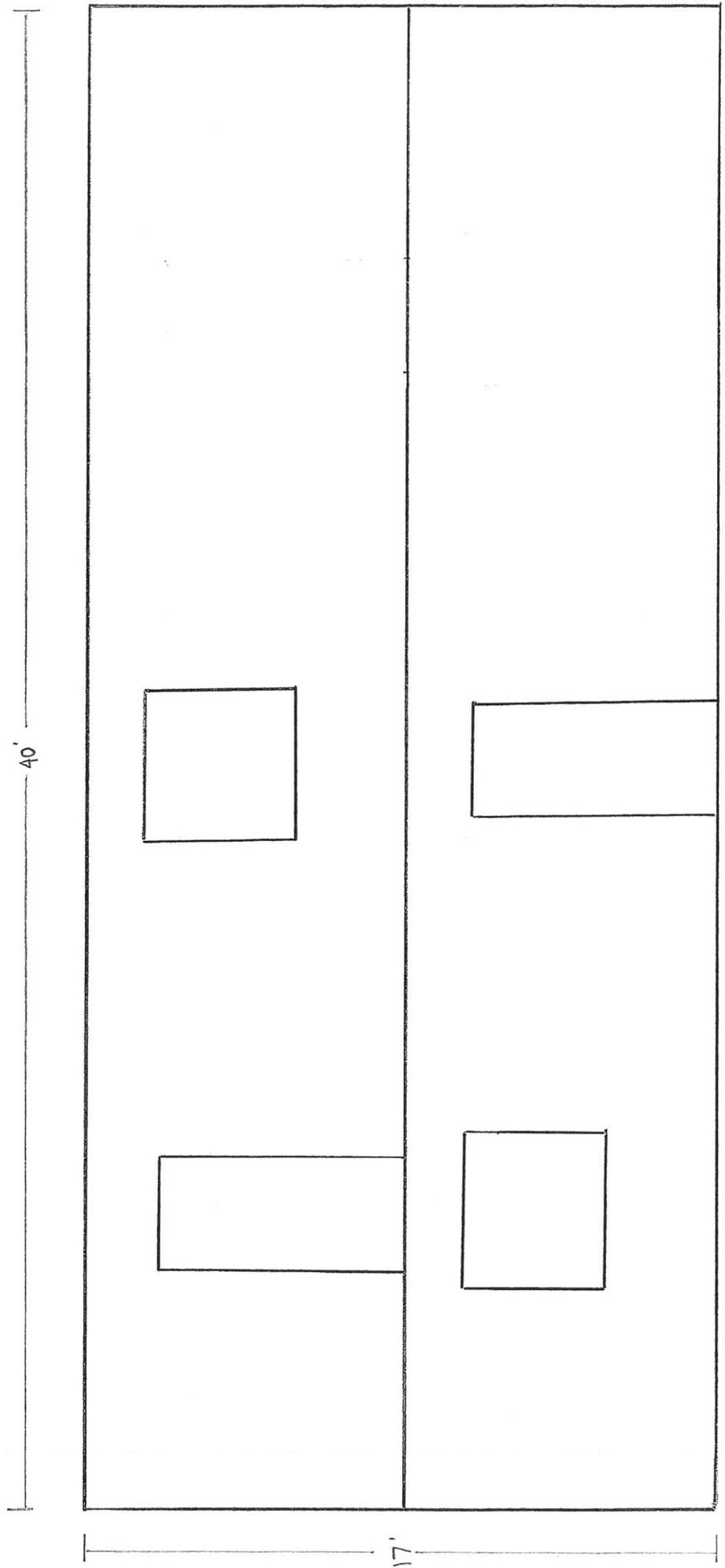
1st Floor



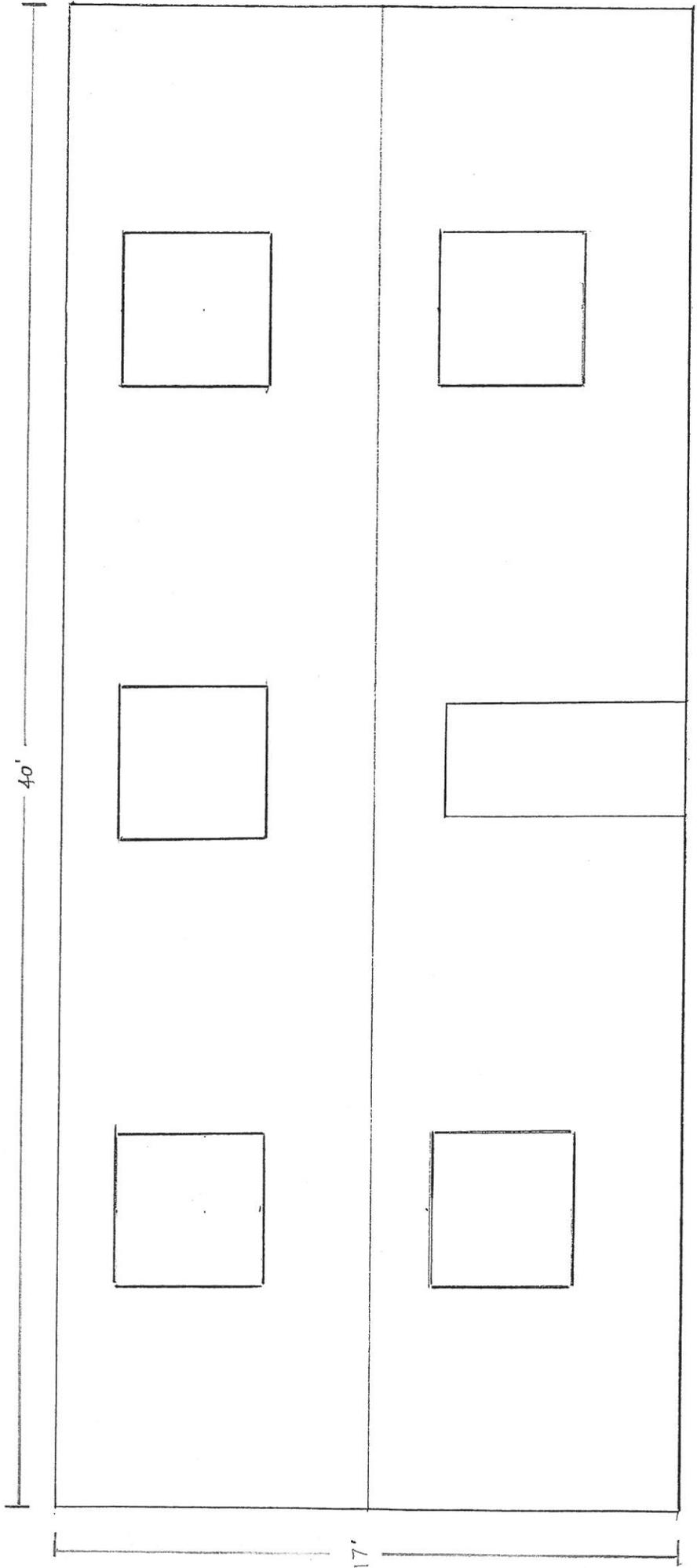
2nd Floor



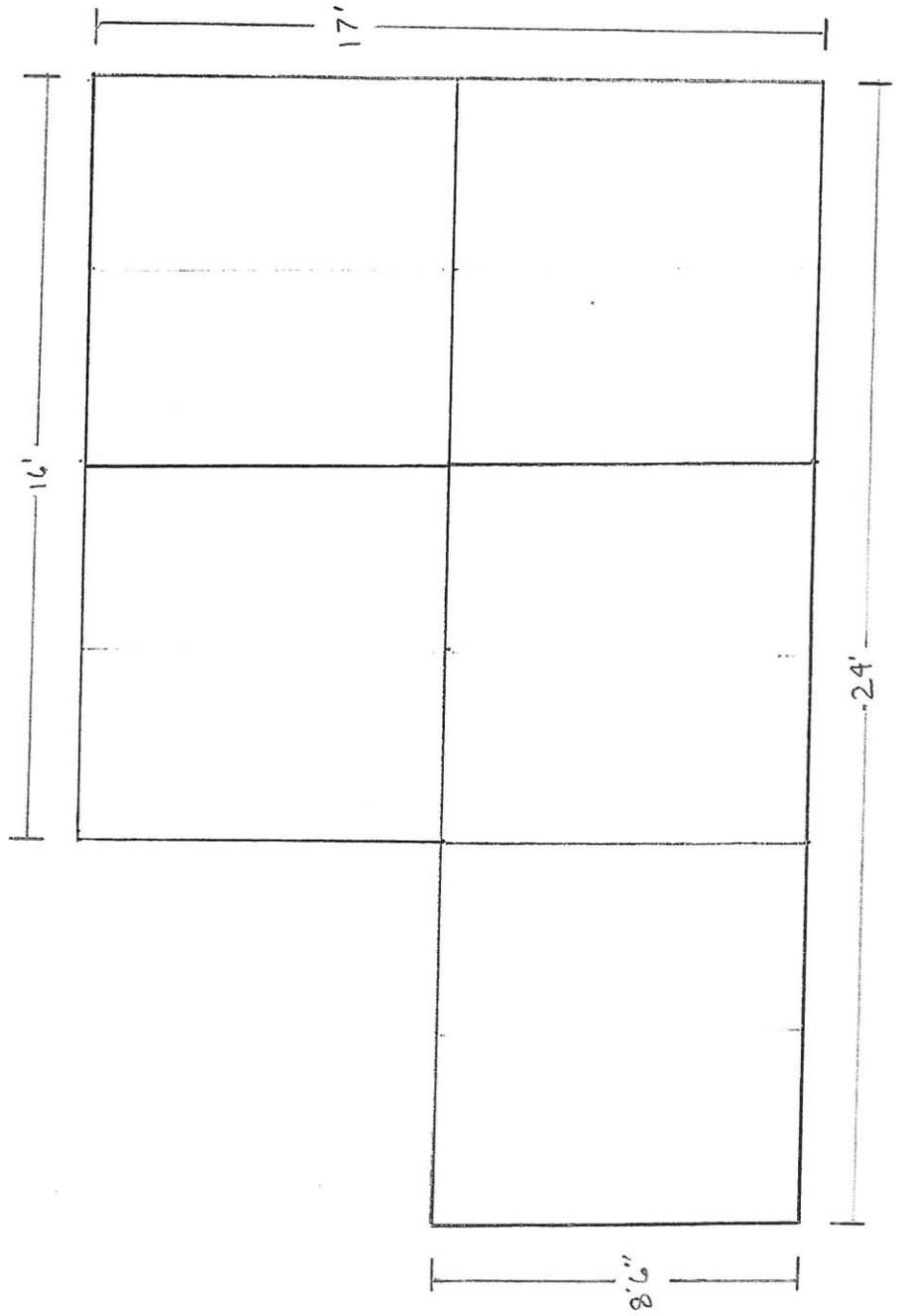
Rear Elevation



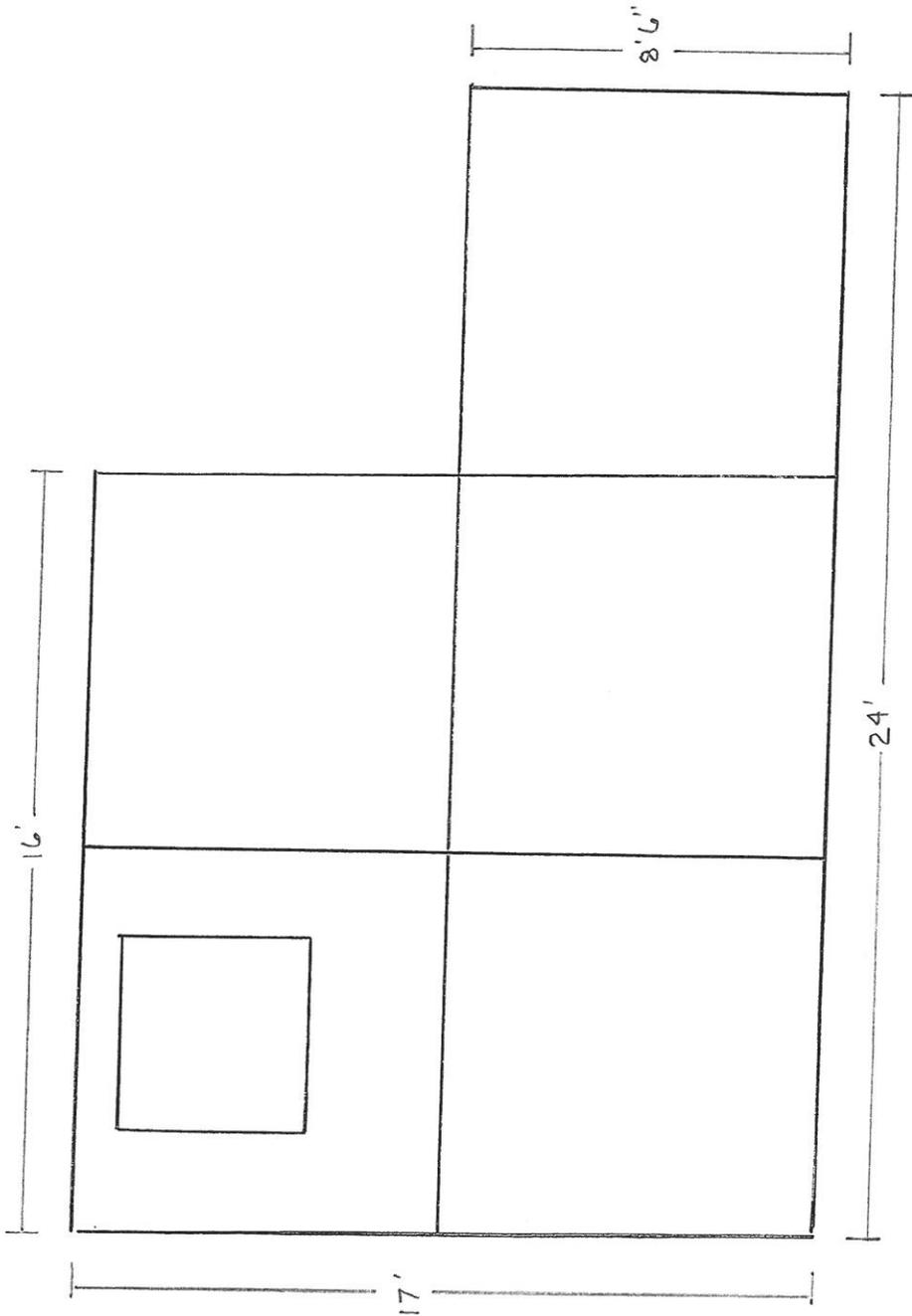
Front Elevation



Left Elevation



Right Elevation



VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

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COMMUNITY DEVELOPMENT DEPARTMENT

**A D V I S O R Y
R E P O R T**

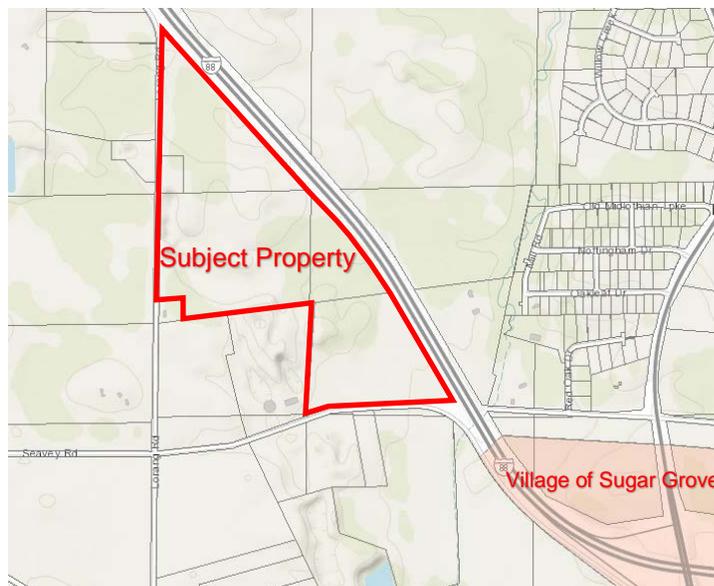
TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: November 28, 2018
PETITION: Kane County Zoning Petition for Review

PROPOSAL

To review a zoning petition before Kane County for the mining of sand and gravel and for the establishment and operation of a landscape compost facility on land which falls within the Village of Sugar Grove one and one-half mile planning jurisdiction.

LOCATION MAP

2S785 Lorang Road



BACKGROUND & HISTORY

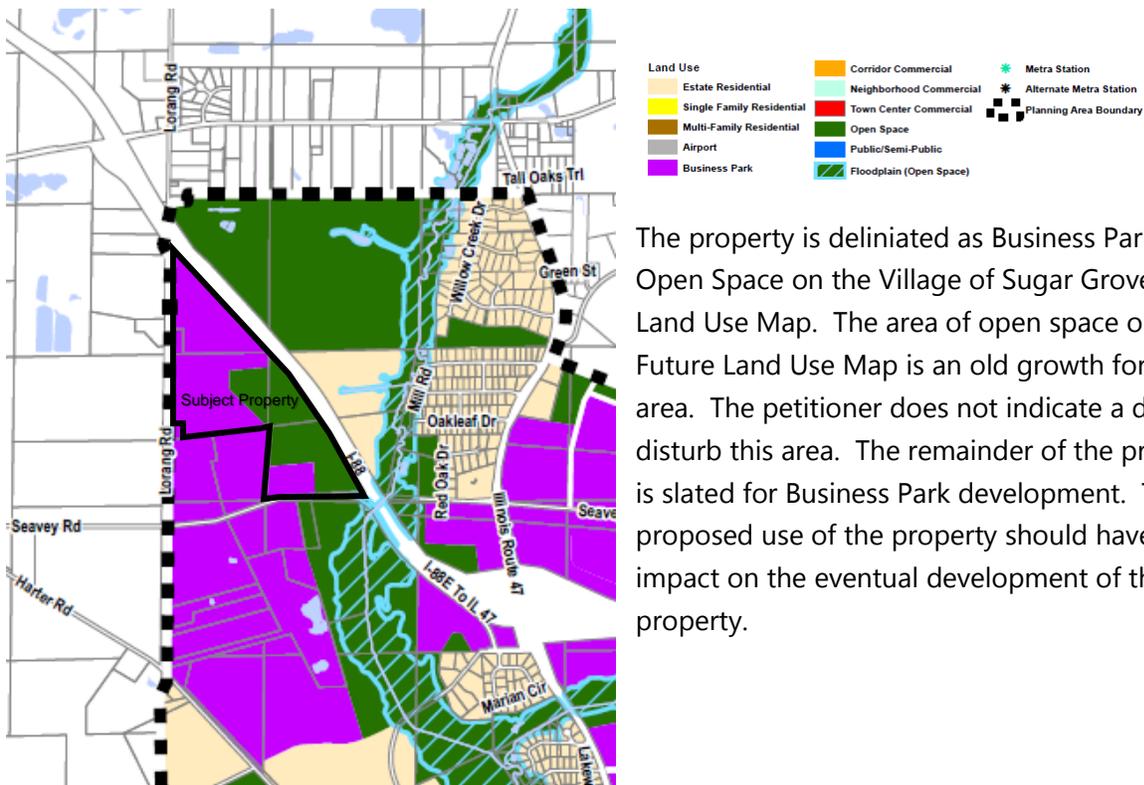
County staff forwarded this petition to the Village for review, because the property falls within the Village’s planning jurisdiction. The Planning Commission/Zoning Board of Appeals is asked to review the petition and comment prior to public hearing on the petition. The public hearing is scheduled for

December 11, 2018. Planning Commission comments will be forwarded to the Village Board and combined with Village Board comments before forwarding to the County for consideration by the Zoning Board of Appeals.

The applicant is petitioning for a special use in order to mine sand and gravel on the property as well as establish and maintain a landscape debris composting facility. The petition explains that this will be an expansion of the existing clean construction demolition debris (CCDD) fill operation on the property. The petition further explains that the composted materials will be used as fertilizer on the farm fields owned by Creekside Farms, LLC.

Attached to the petition is a traffic study by Haeger Engineering dated August 31, 2018 which concludes that this operation will have no impact to the local roadway system.

FUTURE LAND USE



The property is delineated as Business Park and Open Space on the Village of Sugar Grove Future Land Use Map. The area of open space on the Future Land Use Map is an old growth forest area. The petitioner does not indicate a desire to disturb this area. The remainder of the property is slated for Business Park development. The proposed use of the property should have no impact on the eventual development of the property.

EVALUATION

Staff reviewed the petition against the existing Village of Sugar Grove Zoning Ordinance as if the mining and composting operation were being constructed within the Village jurisdiction and offer the following:

- The Village Zoning Ordinance requires a special use permit for the composting portion of the operation; however, the Zoning Ordinance does not provide standards for establishing such use.

- The Village Zoning Ordinance requires a special use for the mining operation and provides the following minimum standards for establishing such use:
 - **Mining operations must be screened from adjoining roadways.** The submitted plans do not specify where the mining will occur on the property. For that reason, staff has no recommendation for screening along Lorang Road where the mining operation may be visible. This is a former quarry and the remaining sand and gravel is being mined and offered for sale to local landscapers. It is not anticipated that this will be a large mining operation.
 - **An emergency management plan must be submitted.** No plan was submitted for this operation.
 - **Stockpiles of materials must be located at least 200' from any property line.** The submitted site plan does not include specified stockpile locations. Given the anticipated size of the mining operation, it is likely that no large stockpiles will be stored on the site.
 - **A reclamation plan is required.** No reclamation plan was submitted. Since the property is a licensed CCDD site, it is assumed that this fill operation is fulfilling the reclamation of the former gravel pit.

ATTACHMENT

- Kane County Application for Zoning Map Amendment with attached Traffic Impact Study



GUERARD, KALINA & BUTKUS
ATTORNEYS AT LAW

RICHARD M. GUERARD
MARK F. KALINA
MARY E. KRASNER
J. STEVEN BUTKUS
JOHN J. PCOLINSKI, JR.

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PH. (630) 665-9033
FAX (630) 690-9652
WRITER'S DIRECT (630) 698-4700
EMAIL: richguerard@wydp.com

October 17, 2018

Kane County Planning Department
Attn: Mark VanKirchoff
Kane County Planning & Building Director
719 Batavia Ave
Geneva, IL 60134

Re: Request for Zoning Map amendment with special use for an owner operated farm compost operation and for mining and on-site sale of mined materials.

Property: 2S785 Lorang Road, Elburn, IL 60119
Parcels: 11-30-100-007, 11-30-300-005, & 11-30-401-008

Dear Mark VanKirchoff:

This letter is to introduce the Owner's and Applicant's, Creekside Farms, LLC request, and business plan as described below for the Lorang Road Site. Project drawings showing project location, ingress/egress location, and parcel number are attached (attached Exhibit A). The property is currently zoned F District (farm) and B-3 (business). The site is currently farmed, operated and permitted by the IEPA as a Clean Construction or Demolition Debris (CCDD) fill site of the former quarry. The Applicant and Owner are requesting a Zoning Map amendment with special use for an owner operated farm compost operation and for mining and on-site sale of mined materials.

Business Plan

The business plan is to attract small business landscape contractors by offering a place to dispose of their landscape waste, while offering a product that they can bring back to their project site. Landscape waste accepted will be composted in aerated static piles. Finished compost produced will be spread on farm fields operated by Creekside Farms, LLC as a fertilizer substitute. Landscape cobbles and sand will be offered for sale as an additional product to landscape contractors. The pad area will also serve as a parking area for farm equipment that Creekside Farms uses to farm the local farmland.

Materials Accepted

Examples of landscape waste accepted from landscape contractors are stumps, trees, leaves, grass clippings, wood chips, and brush. Landscape waste will be separated into two main categories, high carbon and high nitrogen. Topsoil with high concentration of landscape waste mixed will also be accepted.

Composting

Landscape waste accepted with high carbon and high nitrogen will be ground and blended to create a compostable material. Once a blend has been achieved, then it will be placed into aerated static piles, so it may be composted. Finished compost will be taken to farm fields operated by Creekside Farms, LLC to be spread as fertilizer. Farming Compost operations are governed by Section 830.106 On-Farm Landscape Waste Compost Facility of the Illinois Administrative Code governing compost facilities (Attached Exhibit B).

Topsoil Cleaning

The topsoil accepted can be cleaned by separating out the landscape waste, and then the clean topsoil may be offered for sale. Creekside Farms, LLC may use a dry screen or pick out the landscape waste by hand.

Sand and Gravel

The mining operation will generate sand and gravel from the parcel 11-30-300-005. Per Surface-Mines Land Conservation and Reclamation Act:

(225 ILCS 715/4) (from Ch. 96 1/2, par. 4504)

Sec. 4. Necessity of permit.

It shall be unlawful for any operator to engage in surface mining in an area where the overburden shall exceed 10 feet in depth or where the operation will affect more than 10 acres during the permit year without first obtaining from the Department a permit so to do, in such form as is hereinafter provided.

(Source: P.A. 77-1568.)

The sand and gravel is exposed to the surface, therefore there isn't any overburden. The planned mining will be less than 10 acres per year. Phasing lines can be seen in the attached drawing. Sand and gravel will be screened to produce a stone product per customer request. Most common industry products include landscape cobbles, pea gravel, and FM 6.

Farm Equipment

The pad area will serve as a local area to park farm equipment used by Creekside Farms.

Site Specifics

- Typical Hours of Operation: 6:00 am to 6:00 pm
- Access Drives: The main access drive is 2,100 feet north of intersection Lorang Road and Seavey Rd.
There is approximately 1,500 ft of internal road to reach the pad area.
- There will be no buildings constructed.
- All on site equipment will be portable.

Please contact me with any questions or concerns.

Yours truly,



Richard M. Guerard

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

Received Date

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

Instructions:

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

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

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

1. Property Information:	Parcel Number (s): 11-30-100-007, 11-30-300-005, & 11-30-401-008
	Street Address (or common location if no address is assigned): 2S785 Lorang Road, Elburn, IL 60119

2. Applicant Information:	Creekside Farms, LLC	Phone 630-698-4700
	Address 2250 Southwind Blvd., Bartlett, IL 60103	Fax
		Email rich@wydp.com

3. Owner of record Information:	Name Kaneville Materials, Inc.	Phone 630-698-4700
	Address 2250 Southwind Blvd., Bartlett, IL 60103	Fax
		Email rich@wydp.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: F – Farm District

Current zoning of the property: F – Farm District & B-3 Business District

Current use of the property: The site is currently farmed, operated and permitted by the IEPA as a Clean Construction or Demolition Debris (CCDD) fill site of the former quarry.

Proposed zoning of the property: F with special use for an owner operated farm compost operation and for mining and on-site sale of mined materials.

Proposed use of the property: Farming, farm compost operation, mining and on-site sale of mined materials.

If the proposed Map Amendment is approved, what improvements or construction is planned?: No additional permanent improvements are required. Equipment use on site will be movable.

Attachment Checklist

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

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



Record Owner 10/17/2018
Date



Applicant or Authorized Agent 10/17/2018
Date

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

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Name of Development/Applicant Date
Creekside Farms, LLC

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

Response: The property consists of approximately 151 acres, it is accessed through two roads Lorang Road and Seavey Road. The Property is zoned F Farming District and B-3 Business District. The Applicant is requesting a special use to permit farming, an owner operated farm compost operation and mining for on-site use of materials. on the property. The use will not increase traffic or noise in any significant way. It will have no significant negative impacts on the neighbors. It will not be necessary to provide additional utilities, access roads, or drainage.

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

Response: The surrounding properties have the same zoning classification of F, B-3, with SU, bordered on the north by the East-West Tollway (See attached zoning use exhibit).

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

Response: The property is suitable to the uses permitted under the existing zoning classification. A farm use and mining is an existing allowed special use in the F farming District.

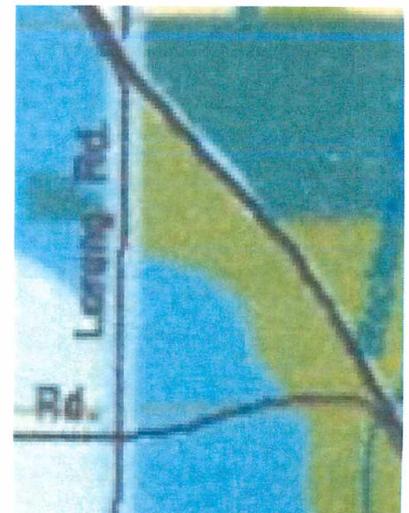
Request Special Use:
(List any special requirements)

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

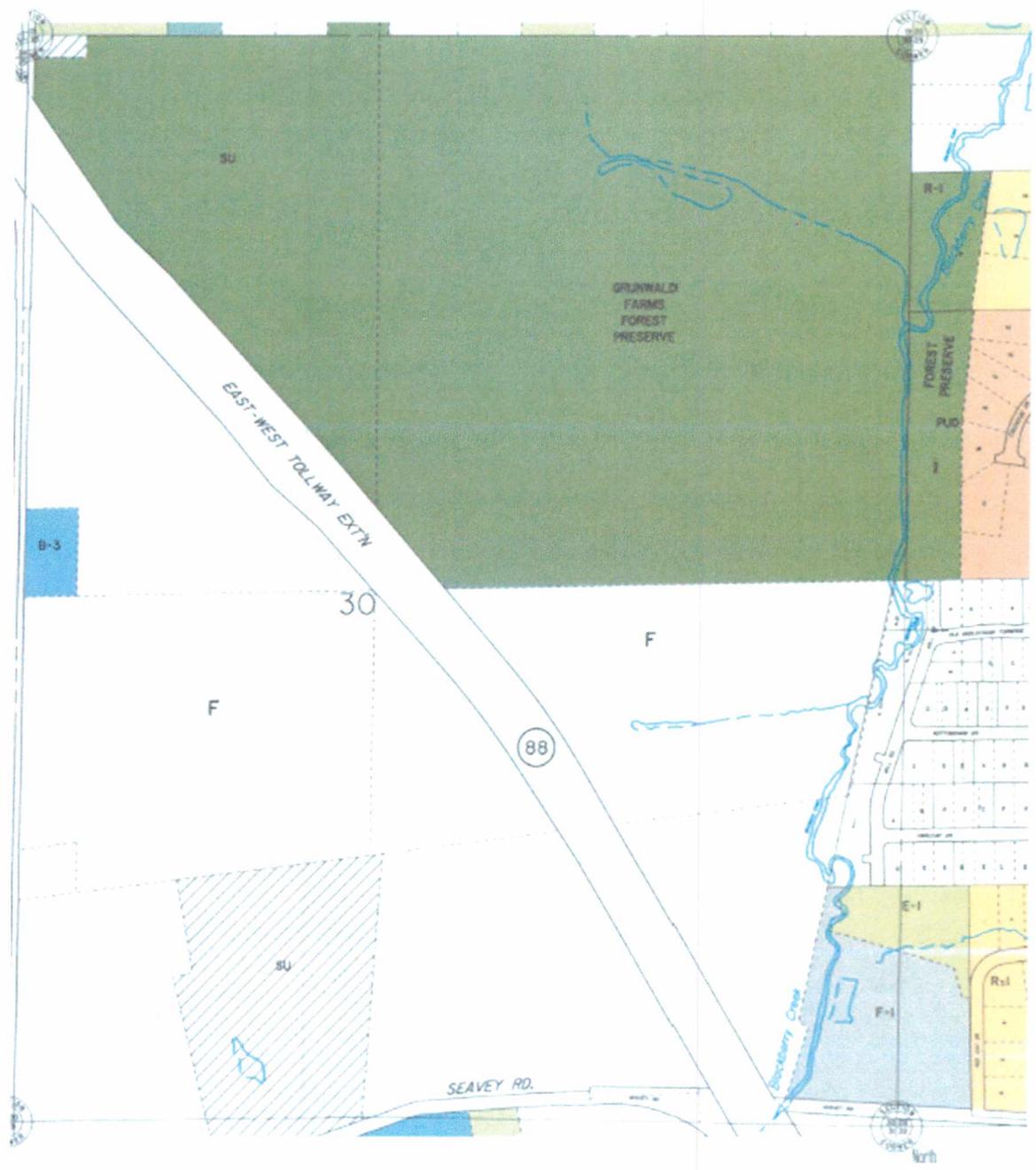
Response: Farm and mining

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

Response: Rural residential and Recourse Management. The property on 151 acres and conforms to the Kane County 2040 Land Use Plan.



ZONING MAPS
OF
KANE COUNTY, ILLINOIS
MAP NO. 28, 30
1971



Findings of Fact Sheet-Special Use



[Handwritten Signature]

10/17/18

Special Use Request

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
 - *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*
6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Response: The requested uses are low impact farm and mining uses consistent with the historical uses of the property and compatible with the surrounding existing uses.

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

Response: The requested uses are low impact farm and mining uses consistent with the historical uses of the property and compatible with the surrounding existing uses.

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

Response: The impact of the requested uses is minimal and confined to the existing property and will have no impact on the development and improvement of the surrounding property.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:

Response: It will not be necessary to provide additional utility/access roads, or drainage. The property as it currently stands has access to/from two main roads, Lorang Road and

Seavey Road. Agreements for improvements will be entered into with the township commissioners.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Response: The property as it currently stands has access to/from two main roads, Lorang Road and Seavey Road. The traffic generated is not significant and creates no traffic concerns.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Response: The special use will conform to the regulations of the existing Districts with a special use. The Owner is not requesting any variances.

EXHIBIT A

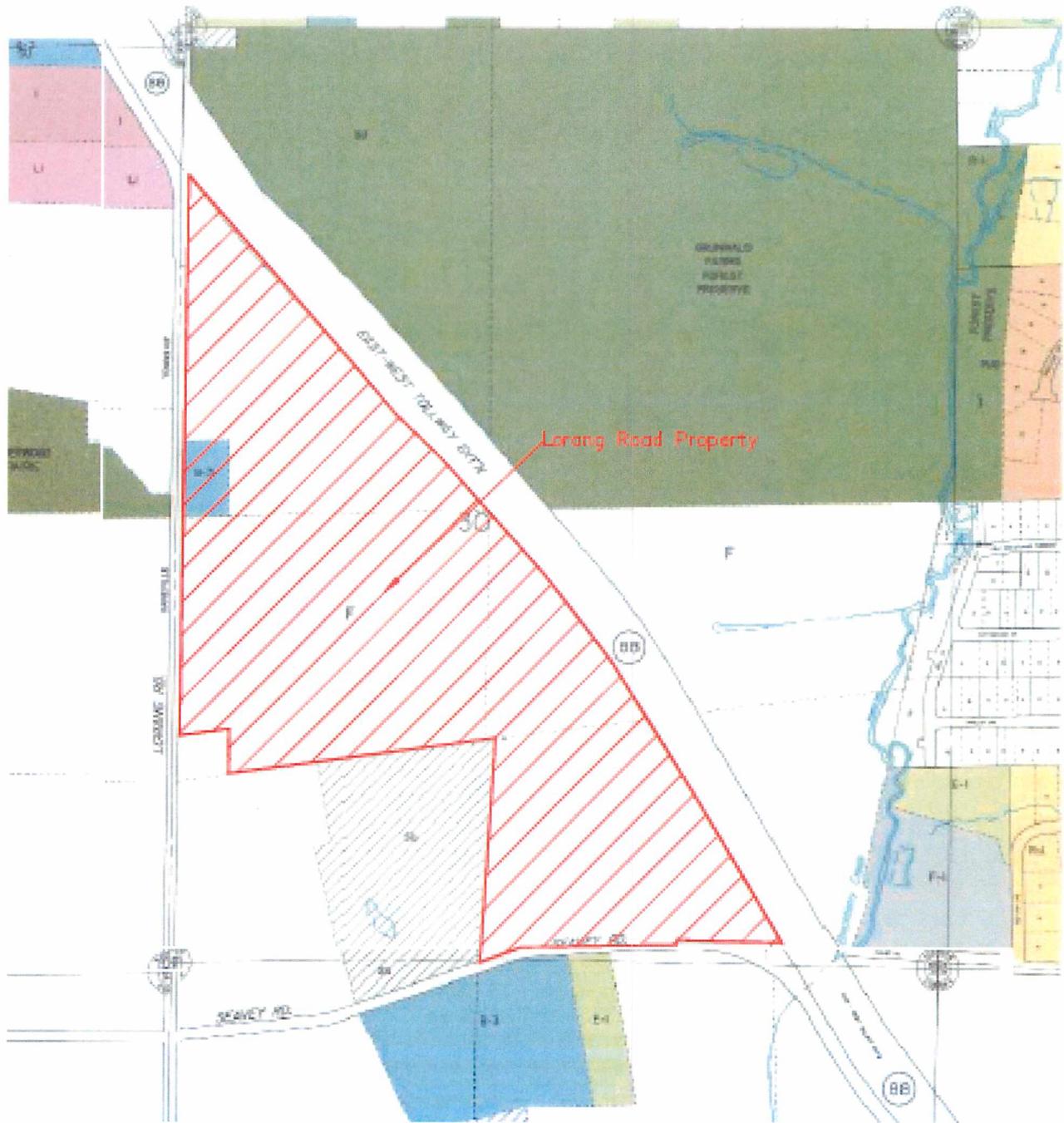


EXHIBIT B

**ILLINOIS ADMINISTRATIVE CODE
TITLE 35: ENVIRONMENTAL PROTECTION
SUBTITLE G: WASTE DISPOSAL
CHAPTER I: POLLUTION CONTROL BOARD
SUBCHAPTER i: SOLID WASTE AND SPECIAL WASTE HAULING
PART 830 STANDARDS FOR COMPOST FACILITIES
SECTION 830.106 ON-FARM LANDSCAPE WASTE COMPOST FACILITY**

Section 830.106 On-Farm Landscape Waste Compost Facility

- a) A landscape compost operation on a farm must satisfy all of the following criteria:
- 1) *The composting facility is operated by the farmer on property on which the composting material is utilized, and the composting facility constitutes no more than 2% of the property's total acreage, except that the Agency may allow a higher percentage for individual sites where the owner or operator has demonstrated to the Agency that the site's soil characteristics or crop needs require a higher rate;*
 - 2) *The property on which the composting facility is located, and any associated property on which the compost is used, is principally and diligently devoted to the production of agricultural crops and is not owned, leased or otherwise controlled by any waste hauler or generator of nonagricultural compost materials, and the operator of the composting facility is not an employee, partner, shareholder, or in any way connected with or controlled by any such waste hauler or generator;*
 - 3) *All compost generated by the composting facility is applied at agronomic rates and used as mulch, fertilizer or soil conditioner on land actually farmed by the person operating the composting facility, and the finished compost is not stored at the composting site for a period longer than 18 months prior to its application as mulch, fertilizer, or soil conditioner; and*
 - 4) *All composting material was placed more than 200 feet from the nearest potable water supply well, was placed outside the boundary of the 10-year floodplain or on a part of the site that is floodproofed, was placed at least $\frac{1}{4}$ mile from the nearest residence (other than a residence located on the same property as the facility) and there are not more than 10 occupied non-farm residences within $\frac{1}{2}$ mile of the boundaries of the site on the date of application, and was placed more than 5 feet above the water table.*

- b) *The owner or operator, by January 1, 1991 (or the January 1 following commencement of operation, whichever is later) and January 1 of each year thereafter shall:*
- 1) *register the site with the Agency, by obtaining an Illinois Inventory Identification Number from the Agency;*
 - 2) *File a report with the Agency, on a form provided by the Agency, certifying at a minimum:*
 - A) *The volume of composting material received and used at the site during the previous calendar year; and*
 - B) *The volume of compost produced during the previous calendar year;*
 - C) *That the facility is in compliance with the requirements set forth in subsection (a) of this Section.*

Applicant: Creekside Farms, LLC
Contact: Andrew Germanetti
Address: 471 NE Industrial Dr
Bartlett, IL 60103

IDNR Project Number: 1900258
Date: 07/10/2018
Alternate Number: 5513-3

Project: Lorang Road
Address: 2S785 Lorang Road, Elburn

Description: The property is currently zoned F District (farm), SU (special use), mined and B-3 (business). The site is currently farmed, operated and permitted by the IEPA as a Clean Construction or Demolition Debris (CCDD) fill site of the former quarry. The Applicant and Owner are requesting Zoning Map amendment with special use for an owner operated farm compost operation and for mining and on-site sale of mined materials.

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

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

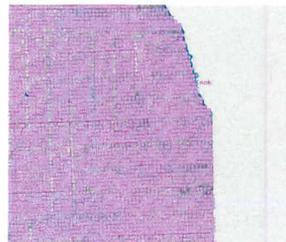
Lakin Hill Prairie INAI Site
Almon Underwood Prairie Nature Preserve
Wilson's Phalarope (*Phalaropus tricolor*)

Location

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

County: Kane

Township, Range, Section:
39N, 7E, 30



IL Department of Natural Resources

Contact

Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

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

**CERTIFICATION OF
NOTIFICATION OF
ADJACENT PROPERTY
OWNERS**

Date: 10/17/18
To:

KANE COUNTY ZONING BOARD OF APPEALS

From: Kaneville Materials, Inc.
and Creekside Farms, LLC

Attn: Rich Guerard

(Ph #) 630-698-4700

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property within 250 feet of the property referred to in petition for a Special Use for the purpose of Farming with special use for an owner operated farm compost operation and for mining and on-site sale of mined materials.

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 30, Township 39 North (Legal County of Kane. Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state & zip code)
List Attached	
<hr/>	<hr/>

Legal Description

PARCEL 3

THAT PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 30; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION, 66.0 FEET; THENCE SOUTH 11 DEGREES, 25 MINUTES, 10 SECONDS WEST, 1084.35 FEET; THENCE SOUTH 82 DEGREES, 36 MINUTES, 41 SECONDS WEST 1460.29 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (INTERSTATE 88) AS SET FORTH IN CASE NO. 71-ED 7077, FOR A POINT OF BEGINNING; THENCE SOUTH 82 DEGREES, 36 MINUTES, 41 SECONDS WEST TO THE WEST LINE OF SAID SECTION 30, 2743.51 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 29 SECONDS EAST ALONG SAID WEST LINE, 1492.40 FEET; THENCE NORTH 00 DEGREES, 18 MINUTES, 55 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 1439.14 FEET TO THE SOUTH LINE OF A TRACT ACQUIRED BY CASE NO. 71-ED 7077; THENCE SOUTH 89 DEGREES, 41 MINUTES, 05 SECONDS EAST ALONG SAID SOUTH LINE, 40.0 FEET; THENCE NORTH 00 DEGREES, 18 MINUTES, 55 SECONDS EAST ALONG A LINE THAT IS 40.0 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES THEREFROM AND PARALLEL WITH SAID WEST LINE, 502.29 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 37 DEGREES, 33 MINUTES, 47 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE; 356.83 FEET; THENCE SOUTH 42 DEGREES, 51 MINUTES, 45 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1066.57 FEET; THENCE SOUTH 40 DEGREES, 00 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 400.5 FEET; THENCE SOUTH 47 DEGREES, 37 MINUTES, 34 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 301.04 FEET; THENCE SOUTH 42 DEGREES, 51 MINUTES, 45 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 800.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1138.43 FEET BEING ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5584.58 FEET, THE CHORD FORMED BY SAID CURVE BEARING SOUTH 37 DEGREES, 00 MINUTES, 20 SECONDS EAST; THENCE SOUTH 36 DEGREES, 06 MINUTES, 25 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 14.91 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF THE SOUTH 1/2 OF SECTION 30, AND THAT PART OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220.20 FEET TO AN EXISTING LIMESTONE MONUMENT FOR A POINT OF BEGINNING; THENCE SOUTH 24 DEGREES, 04 MINUTES, 46 SECONDS EAST 54.80 FEET TO AN EXISTING LIMESTONE MONUMENT: THENCE SOUTH 71 DEGREES, 49 MINUTES, 14 SECONDS WEST 281.40 FEET TO AN EXISTING IRON PIPE STAKE; THENCE NORTH 4 DEGREES, 35 MINUTES, 57 SECONDS EAST 1406.94 FEET TO AN EXISTING IRON STAKE AT A FENCE CORNER: THENCE NORTH 83 DEGREES, 06 MINUTES, 05 SECONDS EAST ALONG AN OLD CLAIM LINE 882.10 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY. ILLINOIS; THENCE SOUTH 35 DEGREES, 37 MINUTES, 07 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 218.34 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 30 DEGREES, 41 MINUTES, 55 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 1286.66 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28.1 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED-7077, AFORESAID; THENCE NORTH 88 DEGREES, 17 MINUTES, 51 SECONDS WEST ALONG THE MOST NORTHERLY LINE OF SAID TRACT, 596.97 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 1 DEGREES, 42 MINUTES 09 SECONDS WEST ALONG THE MOST WESTERLY LINE OF SAID TRACT, 54.19 FEET TO A LINE DRAWN NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES, 54 MINUTES 14 SECONDS WEST ALONG SAID LINE 930.60 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP KANE COUNTY, ILLINOIS.



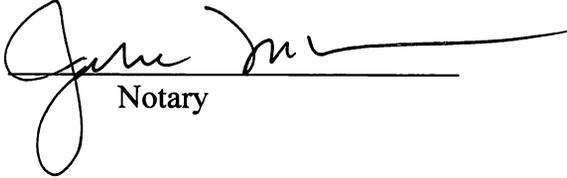
By:



(Property Owner or Agent)

Subscribed and sworn to before
me

this 17 day of October, 2018



Notary

10-25-200-003
STOKES, DANNY
35W160 BUTTERFIELD RD
BATAVIA IL 60510-9338

11-30-300-003
KANE COUNTY, KDOT RIGHT OF
WAY COORDINATOR
41W011 BURLINGTON RD
SAINT CHARLES IL 60175-8412

11-31-200-013
PETERSON, JENNIFER A & JUSTIN
44W395 SEAVY RD
ELBURN IL 60119-7603

10-25-200-012
BROWN, PATRICIA A & HUINER
THOMAS W & JUNE
26 E PELICAN ST
NAPLES FL 34113-4018

11-30-401-007
MONTEJANO, NORMA NORMA A
MONTEJANO
44W130 SEAVY RD
ELBURN, IL, 60119-7601

11-31-200-014
BLUFF CITY MATERIALS INC,
2250 SOUTHWIND BLVD
BARTLETT IL 60103

10-25-200-014
QUIKRETE COMPANIES INC,
ONE SECURITIES CENTRE
3490 PIEDMONT RD NE STE 1300
ATLANTA GA 30305-4811

11-30-401-010
ANTONOPOULOS, CATHERINE A
TRUST, ARITOTELIS BICOS
1545 W AMELIA LN
ADDISON IL 60101-1915

10-25-200-015
QUICKRETE COMPANIES INC,
ONE SECURITIES CENTRE
3490 PIEDMONT RD NE STE 1300
ATLANTA GA 30305-4811

11-30-477-001
KANE COUNTY, DIR OF DEVELOPMENT
& COMMUNITY SERVICES
719 S BATAVIA AVE
GENEVA IL 60134-3077

10-25-200-016
FOREST PRESERVE DISTRICT OF
KANE COUNTY,
1996 S KIRK RD STE 320
GENEVA, IL, 60134-4118

11-30-477-008
SWIFT, JAMES L RESIDUARY TRUST, M
J SWIFT & GLORIA J GORDON, CO-
TRUSTEES
4S082 HAZELCREST DR
SUGAR GROVE IL 60554-9694

10-25-400-001
VONDRA, MICHAEL P DEAN
KELLEY
2250 SOUTHWIND BLVD
BARTLETT IL 60103

11-30-477-009
PETERSON, JENNIFER A & JUSTIN
44W395 SEAVY RD
ELBURN IL 60119-7603

10-25-400-002
OLD SECOND NTL BK TR 51 & 52 &
LAWSON, R A & L, % LAWSON RUTH
TRUSTEE
45W110 SEAVEY RD
ELBURN IL 60119

11-31-400-003
KANE COUNTY, DIR OF DEVELOPMENT
& COMMUNITY SERVICES
719 S BATAVIA AVE
GENEVA IL 60134-3077

11-30-100-009
FOREST PRESERVE DISTRICT OF
KANE COUNTY,
1996 S KIRK RD STE 320
GENEVA IL 60134-4118

11-31-100-007
KANE COUNTY, KDOT RIGHT OF
WAY COORDINATOR
41W011 BURLINGTON RD
SAINT CHARLES IL 60175-8412

11-30-200-003
FOREST PRESERVE DISTRICT OF
KANE COUNTY,
1996 S KIRK RD STE 320
GENEVA IL 60134-4118

11-31-200-001
KANE COUNTY, DIR OF DEVELOPMENT
& COMMUNITY SERVICES
719 S BATAVIA AVE
GENEVA IL 60134-3077

11-30-300-002
OLD SECOND NATIONAL BANK
AURORA, % LAWSON RUTH TRUSTEE
45W110 SEAVEY RD
ELBURN IL 60119

11-31-200-012
SWIFT, JAMES L RESIDUARY TRUST, M
J SWIFT & GLORIA J GORDON, CO-
TRUSTEES
4S082 HAZELCREST DR
SUGAR GROVE IL 60554-9694

LAND USE OPINION APPLICATION
Kane-DuPage Soil and Water Conservation District
545 S. Randall Road, St. Charles, IL 60174-1592
(630) 584-7961

PETITIONER Creekside Farms, LLC
Address 2250 Southwind Blvd., Bartlett, IL 60103

NAME, ADDRESS and TELEPHONE NUMBER of person to contact if additional information is needed.

Richard Guerard 630-698-4700
rich@wydp.com

Please allow 30 days for inspection, evaluation and processing of this report.

- TYPE OF PROPOSAL:**
- CHANGE IN ZONING FROM _____ TO _____
 - SUBDIVISION or PLANNED UNIT DEVELOPMENT (PUD)
 - VARIANCE - **Please describe fully on separate page**
 - SPECIAL USE PERMIT- **Please describe fully on separate page**

Unit of Government responsible for permits Kane County
Date of public hearing (if applicable) Not scheduled
Current use of site Farming & B3 Proposed use Farming with special use
Surrounding land use farming, mining & forest preserve
Location address (if applicable) 2S785 Lorang Road, Elburn, IL 60119
Number of acres 151 or square feet (if under one acre) _____
Proposed type of Storm Water Management None needed
Proposed type of Sewage Disposal System None needed
Proposed Source of Water existing well

IMPORTANT!! INCLUDE ONE COPY EACH OF THE FOLLOWING IMPORTANT!!

Processing will not begin without the following:

- PLAT OF SURVEY/SITE PLAN showing legal description, property measurements.
- SITE PLAN/CONCEPT PLAN showing lots, streets storm water detention , open areas, etc.
- LOCATION MAP (if not on maps above) -include distances from major roadways &/or section lines
- ZONING or LAND USE PETITION filed with unit of government (if relevant)

IF AVAILABLE

- TOPOGRAPHY MAP
- DRAWING SHOWING LOCATION OF FIELD TILE AND/OR DRAINAGE PATTERNS
- COPY OF SOIL BORING AND/OR WETLANDS STUDIES PERFORMED ON SITE

THE FEE, ACCORDING TO THE SCHEDULE, MUST ACCOMPANY THIS APPLICATION

EFFECTIVE July 1, 2000

\$300.00 for 1-5 acres or fraction thereof.
PLUS \$15.00 for each additional acre or fraction thereof from 6-200 acres.
PLUS \$10.00 for each additional acre or fraction thereof over 200 acres.

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil & Water Conservation District to visit and conduct an evaluation of the site above.

Petitioner or authorized agent  Date 10/18/18

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

OFFICE USE ONLY

LUO# _____ Date due _____
Date initially rec'd _____
Date all rec'd _____ Date completed _____
Fee paid _____ Refund due _____

by _____ Overpayment
_____ No. Report Nec.
_____ Govt. Agency

Location: Township name: Legal attached
Section(s) _____
Township(s) _____ N Range(s) _____ E
Project or Subdivision Name Creekside Farms

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation Districts Act, Section 22.02a, enacted December 3, 1971, effective July 1, 1972, we quote the section:

"The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the District for variation, amendment or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of the receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and shall submit same to the appropriate county agency or municipality for further action."

Added by Act approved December 3, 1971.

The amendment is designed to assist the unit of government considering the proposal. The natural resources and the environment are the main concerns in the development of the Land-Use Opinion.

To facilitate compliance with the Act by land developers and others, the Kane-DuPage Soil and Water Conservation District has formulated a set of guidelines and a standardized set of fees, as provided for in section 22.09 of this Act:

"The District may charge fees to any person who makes a request for services or receives benefits rendered by the District; or who causes or undertakes to cause the District to perform a function Prescribed by this Act, including but not limited to any function prescribed by Section 22.02a of this Act, provided that such charges are uniform. The Directors shall maintain a uniform schedule for such fees and may from time to time revise such schedule. The charging of any such fees if uniformly charged and in accordance with a uniform schedule by any District to any person for such service or benefits or performance of any such functions prior to the effective date of this amendatory Act of 1975 is ratified."

LAND USE OPINION FEE SCHEDULE

EFFECTIVE July 1, 2000

\$300.00 for 1-5 acres or fraction thereof.

PLUS \$15.00 for each additional acre or fraction thereof from 6-200 acres.

PLUS \$ 10.00 for each additional acre or fraction thereof over 200 acres.

ACRES FEE	ACRES FEE				
1 \$300	11 \$390	21 \$540	31 \$690	65 \$1200	130 \$2175
2 \$300	12 \$405	22 \$555	32 \$705	70 \$1275	140 \$2325
3 \$300	13 \$420	23 \$570	33 \$720	75 \$1350	150 \$2475
4 \$300	14 \$435	24 \$585	34 \$735	80 \$1425	160 \$2625
5 \$300	15 \$450	25 \$600	35 \$750	85 \$1500	170 \$2775
6 \$315	16 \$465	26 \$615	40 \$825	90 \$1575	180 \$2925
7 \$330	17 \$480	27 \$630	45 \$900	95 \$1650	190 \$3075
8 \$345	18 \$495	28 \$645	50 \$975	100 \$1725	200 \$3225
9 \$360	19 \$510	29 \$660	55 \$1050	110 \$1875	210 \$3325
10 \$375	20 \$525	30 \$675	60 \$1125	120 \$2025	220 \$3425

1.2.11648
 WINSTON ENGINEERING
 2505 SEW THUNDERBOLT BLVD
 PHOENIX, ARIZONA 85028
 PHONE: 602.955.8888 FAX: 602.955.8872

PREPARED BY
CREEKSIDE FARMS, LLC

DATE	DESCRIPTION OF REVISION

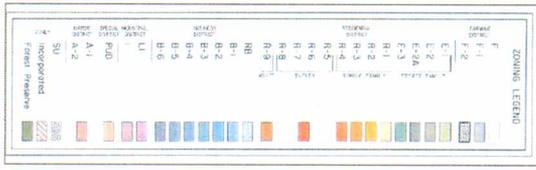
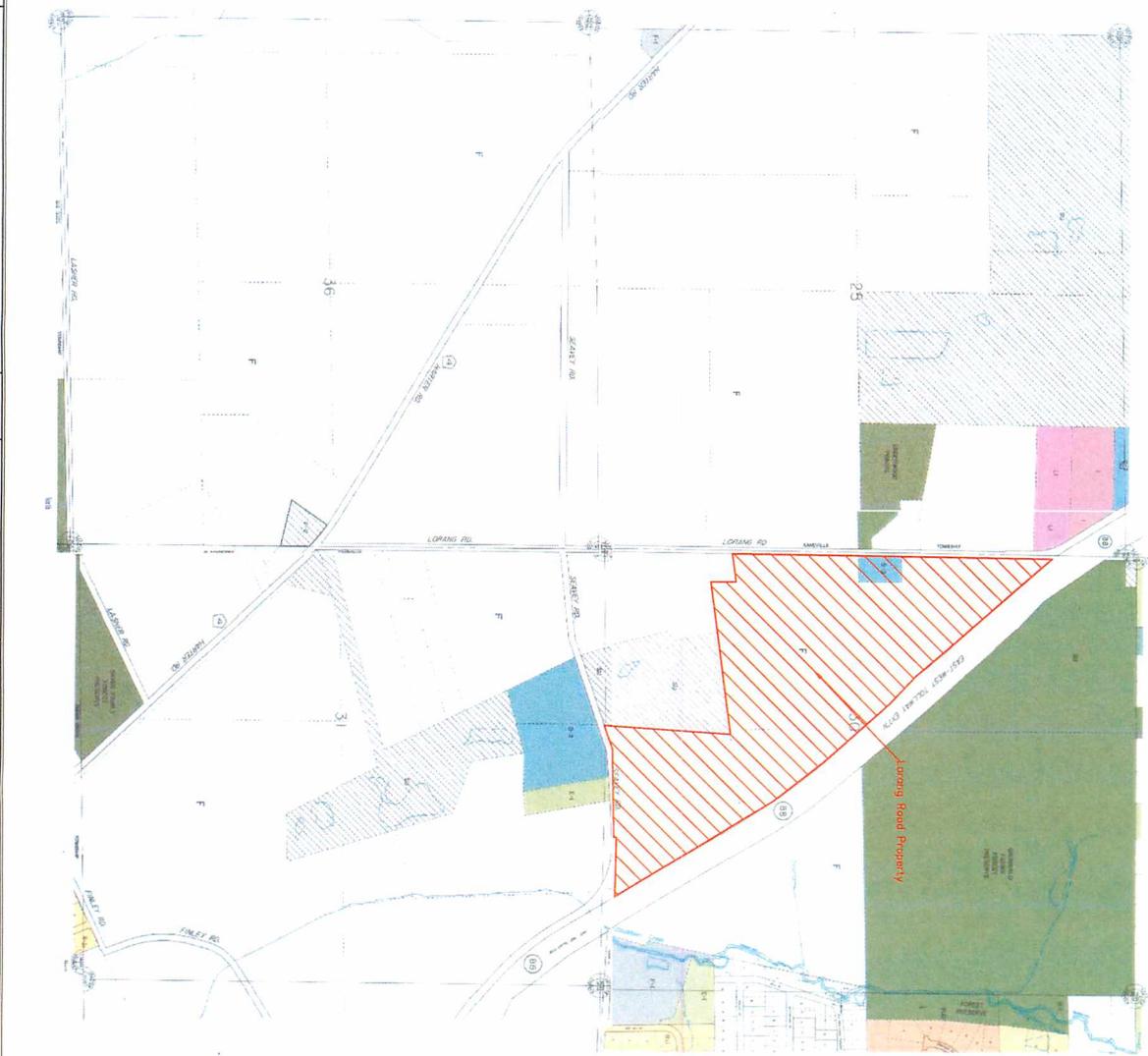
SUBMIT
 PERMIT APPLICATION
 APPROVED FOR CONSTRUCTION
 CLIENT APPROVED BY: _____

DESIGNED BY	DESIGNED BY	OWNER

NOTICE
 The part and the whole of this map are hereby certified to be true and correct as shown on the ground and as shown on this map. The date of the survey is 7-15-18. The date of the map is 7-15-18. The date of the map is 7-15-18.

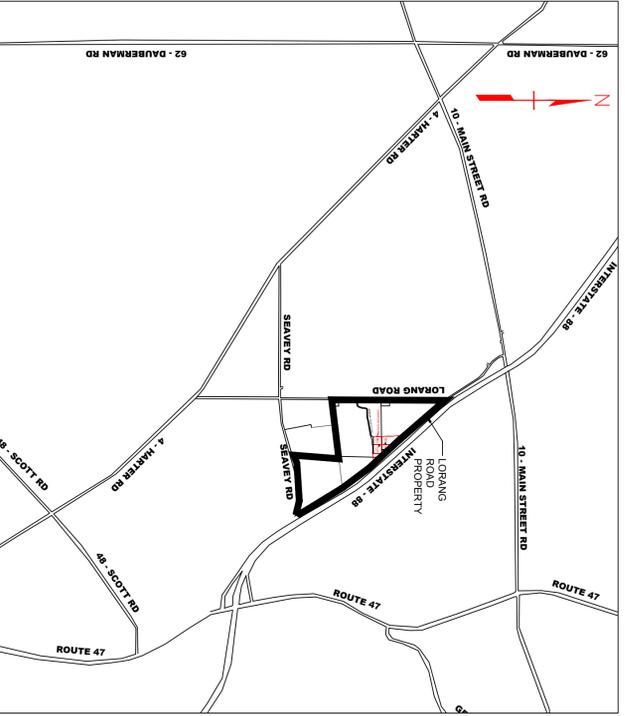
Location
LORANG ROAD KANE COUNTY
 TITLE
 EXISTING BORING MAP

SHEET
1



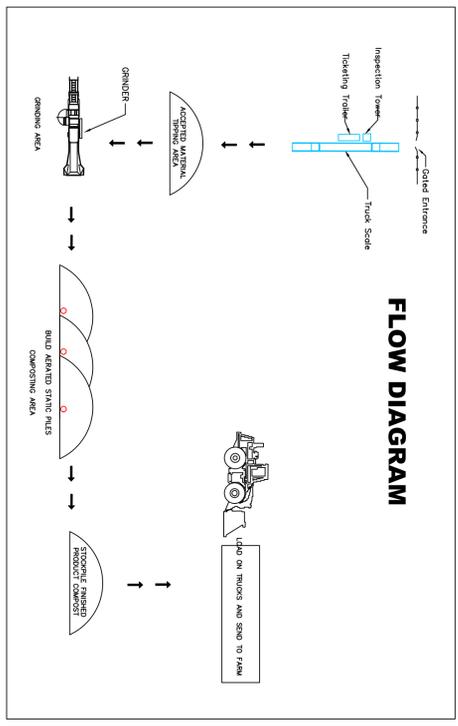


0 100 200 400
1 inch = 200 feet

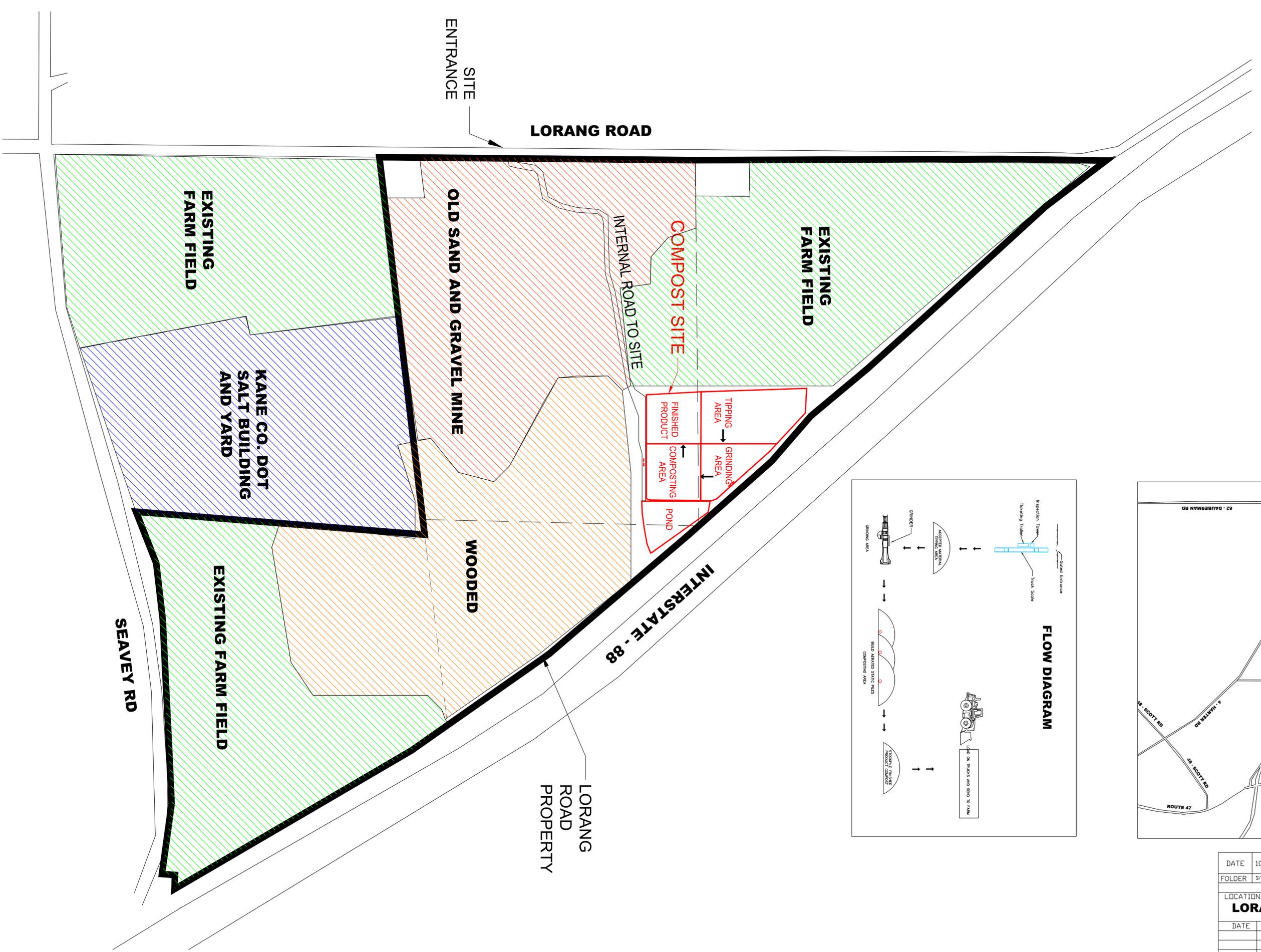


SITE LOCATION - N.T.S.

DATE	10/17/18	SCALE	1" = 200'	FILE:
FOLDER	S:\autocad\DRAWINGS\ACAD_WORKING\			
LOCATION/TITLE				
LORANG ROAD - SITE LOCATION				
DATE	REVISIONS			1
				1



FLOW DIAGRAM



LORANG ROAD

SITE ENTRANCE

INTERNAL ROAD TO SITE

COMPOST SITE

EXISTING FARM FIELD

OLD SAND AND GRAVEL MINE

EXISTING FARM FIELD

KANE CO. DOT SALT BUILDING AND YARD

WOODDED

INTERSTATE - 88

LORANG ROAD PROPERTY

SEAVEY RD

EXISTING FARM FIELD

TRAFFIC IMPACT STUDY



ENGINEERING | SURVEYING | CONSTRUCTION

Project:

Lorang Road Composting Facility

Location:

2S785 Lorang Road
Elburn, Illinois
Unincorporated Kane County

Prepared For:

Bluff City Materials, Inc.
2252 Southwind Blvd.
Bartlett, Illinois 60103

Date:

August 31, 2018

Prepared By:

Kimberly Lask, P.E., PTOE, CFM
Haeger Project No.: 18-180

HE **HAEGER ENGINEERING**
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 · tel 847.394.6600 fax 847.394.6608
haegerengineering.com



Table of Contents

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4 – PEAK HOUR TRIP GENERATION AND DIRECTIONAL DISTRIBUTION	3
5 – TRIP ASSIGNMENT	4
6 – TOTAL PEAK HOUR TRAFFIC VOLUMES	4
7 – CAPACITY ANALYSIS	5
8 – RECOMMENDATIONS AND CONCLUSION	6
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APPENDIX B – Pneumatic Tube Traffic Counts	B
APPENDIX C – Capacity Analyses	C



1 – INTRODUCTION

Haeger Engineering LLC has conducted a traffic impact study for the proposed composting development located at 2S785 Lorang Road, unincorporated Kane County, Illinois. The subject property is in Section 30, Township 39N, Range 7E. The parcel area is 145+/- acres, and the P.I.N.'s associated with the development are 11-30-100-007, 11-30-300-005, and 11-30-401-008. The location map and aerial photograph of the site vicinity are illustrated in *Exhibit 1*.

The project consists of an owner operated farm composting facility, sand and gravel mining operation (40k-50k tons per year), and clean construction or demolition debris (CCDD) fill operation. Access to the site will consist of one full access drive connecting to Lorang Road approximately 2,100+/- feet north of the Lorang / Seavey intersection. The study was conducted to assess the impact the proposed construction would have on traffic conditions in the area and improvements necessary to accommodate site-generated traffic safely and efficiently.

STUDY PARAMETERS

The scope of this analysis includes the following:

- *Data Collection:* This preliminary phase of the analysis included a reconnaissance survey of the site and its environs to determine the physical and operational characteristics of the existing street network that would serve the proposed development. Traffic counts conducted on Lorang Road near the access drive were used to determine existing AM and PM peak street traffic flow volumes within the vicinity of the site. Public officials were contacted to obtain information regarding any planned or proposed street improvements and new developments as well as any concerns they may have relative to general traffic conditions in the subject area.
- *Land Uses:* Existing and proposed land uses near the development were evaluated.
- *Existing Roadway Network:* Traffic volumes (AM Peak / PM Peak), road geometrics, intersection geometrics, and traffic control devices were evaluated in the vicinity of the site. The influence area has been determined by the traffic generated from the site, the trip distribution of traffic, and the trip assignment of the traffic generated by the development over the surrounding area road network.
- *Peak-Hour Trip Generation Rates and Volumes:* A summary table was prepared listing each type of land use for the proposed development, the size or area for each type of land use, the average trip generation rates (AM Peak / PM Peak on adjacent street traffic) for each type of land use, and total number of trips generated.
- *Trip Distribution:* Both a figure and table are presented to show the directional distribution of site-generated traffic approaching and departing the site on the area road network.
- *Trip Assignment:* The technical analysis, methods, and assumptions used in the assignment are indicated. The trip distribution and subsequent assignment represent the most logically traveled routes.



- *Total Peak Hour Traffic Volumes:* The traffic volumes for access facilities, intersections, and the area road network within the area of influence area provided in a graphical format.
- *Capacity Analyses:* Capacity analyses were conducted at the proposed access point. Consideration was given to the existing and projected levels of service and the adequacy of storage for projected queue lengths.
- *Traffic Control Measures:* The type and extent of traffic control measures were examined.
- *Future Traffic Characteristics:* Future development in the area was examined.
- *Conclusions and Recommendations:* These findings include all improvements for access facilities, intersections, and the area road network.

2 – LAND USE

The subject property is 145+/- acres of farm land located at 2S785 Lorang Road in unincorporated Kane County. The property is currently farmed by Creekside Farms, LLC and is operated and permitted by the IEPA as a Clean Construction or Demolition Debris fill site. The property is bounded by Lorang Road on the west and Interstate 88 on the east. Major land uses in the vicinity of the development include farm land to the west and south, and a concrete plant to the north on Lorang Road.

3 – EXISTING ROADWAY NETWORK

A field investigation was conducted along Lorang Road. The following information was obtained about the existing roadway network.

LORANG ROAD

- A north-south local road providing one lane in each direction.
- Lorang Road is an unstriped asphalt grindings / gravel roadway near the proposed access driveway.
- Lorang Road is a Class II truck route north of the proposed development.
- At its unsignalized intersection with Main Street, Lorang Road provides one general purpose lane in the northbound direction, operating under Stop sign control.
- At its unsignalized intersection with Seavey Road, Lorang Road provides one general purpose lane at both north and south approaches, operating under Stop sign control.

MAIN STREET (COUNTY HIGHWAY 10)

- An east-west major collector roadway providing one lane in each direction that is under the jurisdiction of the Kane County Division of Transportation.
- At its unsignalized intersection with Lorang Road, Main Street provides a single, general purpose lane at both east and west approaches.
- The average daily traffic volume on Main Street, published by Kane County in 2015, is 3,278 vehicles per day (vpd).



SEAVEY ROAD

- An east-west local road providing one lane in each direction.
- Seavey Road is an unstriped asphalt grindings / gravel roadway.
- At its unsignalized intersection with Lorang Road, Seavey Road provided one general purpose lane at both east and west approaches.

EXISTING TRAFFIC

Haeger Engineering conducted automated pneumatic tube traffic counts on Lorang Road near the access driveway. The automated counts were conducted from 12:00AM on Thursday, August 23, 2018 through 12:00AM on Friday, August 24, 2018.

The results indicate that the weekday AM peak hour street traffic occurred from 6:45 AM to 7:45 AM and the weekday PM peak hour street traffic occurred from 2:00 PM to 3:00 PM. *Exhibit 2* summarizes the existing weekday AM peak hour traffic volumes, weekday PM peak hour traffic volumes, and ADT 24-hour volume. The existing traffic count data and counts categorized by vehicle classification can be found in *Appendix B*.

4 – PEAK HOUR TRIP GENERATION AND DIRECTIONAL DISTRIBUTION

In order to accurately estimate the traffic, site generated trip ends are estimated based on a similar site by the same developer. The facility will have a total of 5 employees with 2 shifts and it is estimated that 30 trucks will visit the site per day.

The hours of operation are from 6:00 AM to 6:00 PM Monday through Friday. It is anticipated that landscape companies would either drop materials in the morning before they go to job sites or at the end of the day. Peak traffic times are expected to be from 6:00 AM to 8:00 AM in the morning and 4:00 PM to 5:00 PM in the early evening. Although the anticipated PM peak traffic hour will not coincide with existing traffic patterns, it was assumed as a conservative approach that the PM peak site traffic occurs during the PM peak hour street traffic.

It was also assumed that 90% of the daily truck traffic will visit the site during the peak hours with 30% during the AM peak hour and 60% during the PM peak hour. The remaining 10% will visit the site during off peak times. The estimated weekday AM and weekday PM peak hour traffic volumes are indicated in *Table 1*.

Table 1 – Estimated Peak Hour Trip Generation

Site Generated Traffic	Peak Hour Traffic Volumes			
	AM Peak		PM Peak	
	In	Out	In	Out
Patrons (Trucks)	9	9	18	18
Employees (Cars)	2	0	3	2



DIRECTIONAL DISTRIBUTION

The directional distribution of site-generated trips on the external street system is a function of several variables, including the operational characteristics of the adjacent roadways and the ease that drivers can travel over various sections of the street system without encountering major levels of congestion. The directions from which employees approach and depart the site were based on the existing travel patterns as determined from the traffic count data. Patrons will be told to come to and depart the site via the north. It is estimated that 80% will follow that traffic pattern and approach and depart from the north. The estimated directional distribution of patron arrival and departure patterns are listed in *Table 2* and illustrated in *Exhibit 3*.

Table 2 – Trip Distribution

Route and Direction	To / From Percent
Patrons	
- North of Site Access Drive	80%
- South of Site Access Drive	20%
Employees	
- North of Site Access Drive	45%
- South of Site Access Drive	55%

5 – TRIP ASSIGNMENT

The estimated weekday AM and weekday PM peak hour traffic volumes that will be generated from the proposed development were assigned to the various street and access driveways serving the site as illustrated in *Exhibit 4*. The volumes assigned are in accordance with the previously described directional trip distribution patterns. *Exhibit 5* illustrates the site-generated traffic with existing traffic volumes to obtain the total peak hour traffic assignments.

6 – TOTAL PEAK HOUR TRAFFIC VOLUMES

To evaluate the impact that site-generated traffic will have on area roadways, the total AM and PM peak hour traffic volumes at the site access drive was estimated for the year 2018 and five years in the future (2023). To develop future volumes on the existing roadway system, an annually compounded growth rate of five percent was used to estimate the 2023 peak hour traffic volumes. Although no significant development in the area was indicated on the County comprehensive plan, a conservative growth rate was used. The future traffic volumes are illustrated in *Exhibit 6*.



7 – CAPACITY ANALYSIS

The traffic impact that the development will have on the adjacent external road system is dependent on its vehicular access and internal circulation plan. Analysis of intersection operations was conducted for the AM and PM peak hours using the methodology in the Transportation Research Board's *Highway Capacity Manual 2010*. Transportation analysis software, HCS7, was used to calculate the levels of service (LOS) for individual movements, approaches, and for the intersection as a whole.

LOS is a qualitative measure of the traffic operations at an intersection or on a roadway segment. It is ranked from LOS A, which signifies little or no congestion and is the highest rank, to LOS F, which signifies congestion and jam conditions. LOS D is typically considered adequate for peak hour operations at unsignalized intersections. At unsignalized intersections, LOS is calculated for those movements that must either stop for or yield to oncoming traffic and is based on average control delay for the particular movement. Control delay is the portion of total delay attributed to traffic control measures such as stop signs and traffic signals. The criteria for LOS at unsignalized intersections are shown in **Table 3**.

Table 3 – Level of Service Criteria (Unsignalized Intersection)

Level of Service	Delay	Description
A	≤ 10 Sec/Veh	Little to no delay to motorists
B	> 10 and ≤ 15 Sec/Veh	Relatively low delay to motorists
C	> 15 and ≤ 25 Sec/Veh	Average delays to motorists
D	> 25 and ≤ 35 Sec/Veh	Congestion becomes more noticeable. Delays are within an acceptable range.
E	> 35 and ≤ 50 Sec/Veh	High delays to motorists.
F	> 50 Sec/Veh	High delays to motorists. Arrival flow rates exceed the capacity of the intersection.

Levels of service were calculated at the Lorang Road access drive for the following conditions.

- Existing with Project Traffic – Year 2018
- Future with Project Traffic – Year 2023

A summary of the results is included in the **Table 4** below, and the capacity calculations are included in **Appendix C**. As shown in **Table 4**, under both year 2018 and future year 2023, the site access will operate at little to no delay with a LOS A. The proposed access will not impact the existing traffic volumes on the street system.



Table 4 – Level of Service Summary

Year	Scenario	Approach	Movement	Peak Hour Traffic			
				AM Peak		PM Peak	
				LOS	Delay	LOS	Delay
2018	Existing with Project Traffic	WB	RT	A	9.2	A	9.3
		WB	LT	A	9.6	A	9.8
		SB	LT	A	8.1	A	8.1
2023	Future with Project Traffic	WB	RT	A	9.2	A	9.3
		WB	LT	A	9.6	A	9.5
		SB	LT	A	8.1	A	8.2

8 – RECOMMENDATIONS AND CONCLUSION

Several components were considered to facilitate traffic on and off the site.

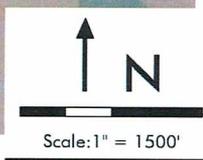
- Provide one full access drives to Lorang Road.
- Access drive should be under Stop sign control.
- Provide sufficient storage distance to allow appropriate decisions when entering the site.
- Provide sufficient storage to allow queuing of vehicles exiting the site.

Based on the review and analysis of the existing site conditions along Lorang Road and the traffic volumes projected for the proposed development, it is our professional opinion that the proposed facility will not impact or affect the existing through traffic volumes on the street system. The conclusions reached were based on the results of the capacity analysis.



APPENDIX A - Exhibits

File Name: 08-31-2018 08-31-2018 - Revised by: KML
File Number: 08-31-2018 08-31-2018 Drawing Title: Exhibit 1 - Site Location & Area Roadway Network



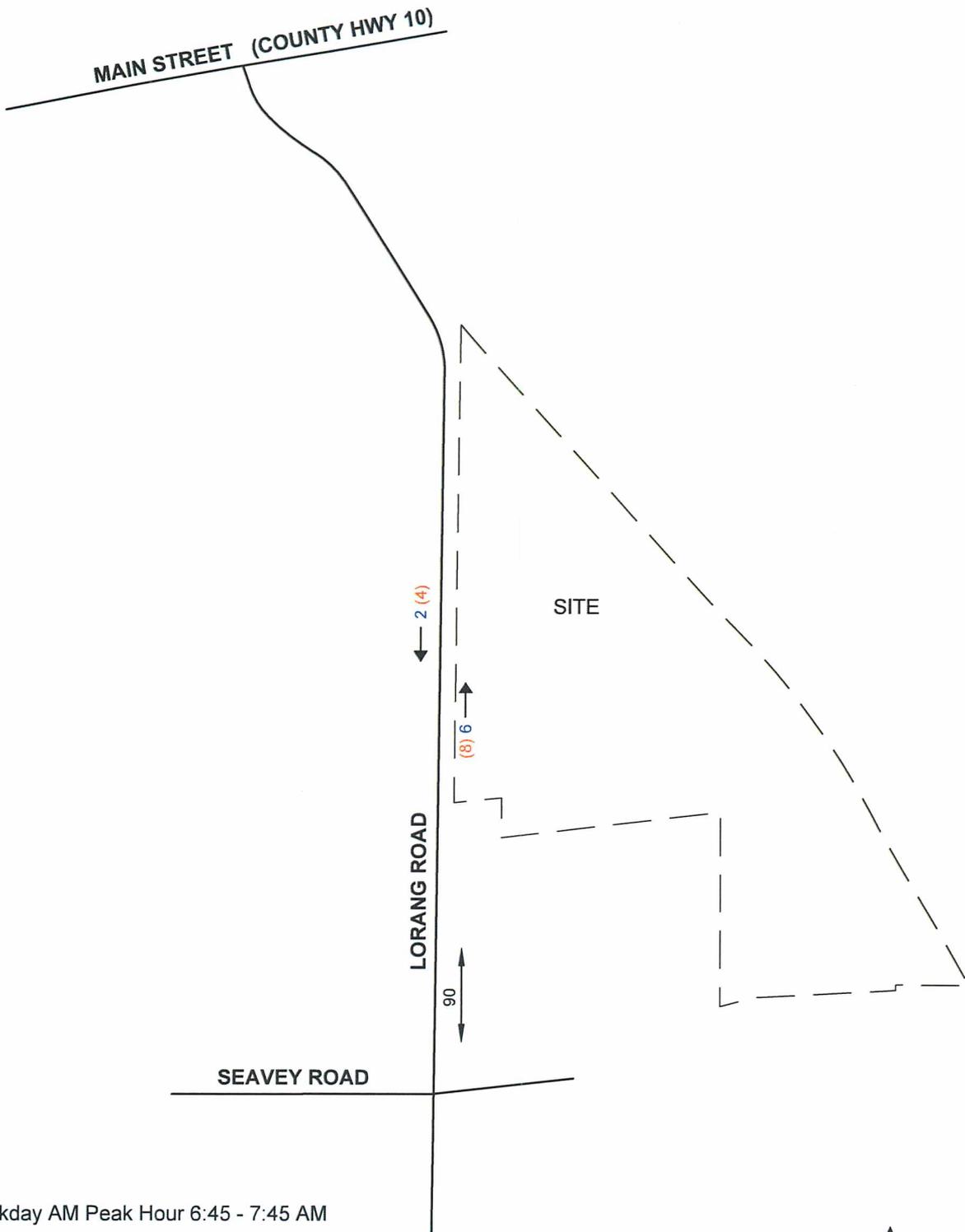
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**EXHIBIT 1 - SITE LOCATION &
AREA ROADWAY NETWORK**

**LORANG ROAD
COMPOSTING FACILITY**
UNINCORPORATED KANE COUNTY, ILLINOIS

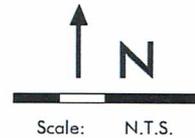
Project Manager: K M L
Engineer: K M L
Date: 08-31-2018
Project No. 18180
Sheet 1 / ---

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 File Name: 11_2018-2\11_2018-2.dwg
 Plot Date: 11/21/2018 10:00:00 AM
 Plot Scale: 1:1
 Plot Style: 2018.ctb
 Plot Device: HP DesignJet T1100e



LEGEND

- XX Weekday AM Peak Hour 6:45 - 7:45 AM
- (XX) Weekday PM Peak Hour 2:00 - 3:00 PM
- XXX Average Daily Traffic (ADT)



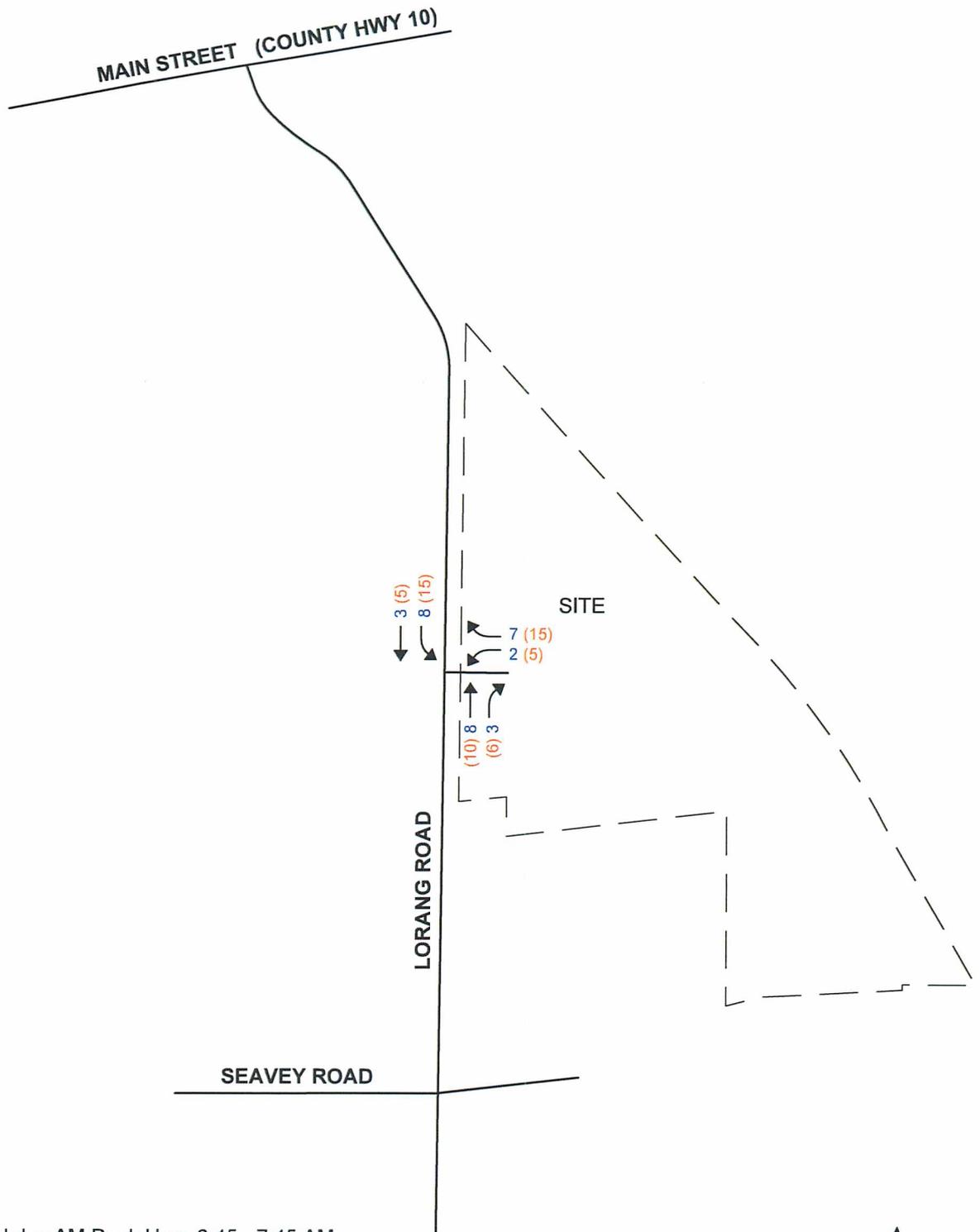
HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

EXHIBIT 2 - EXISTING TRAFFIC VOLUMES

LORANG ROAD
COMPOSTING FACILITY
 UNINCORPORATED KANE COUNTY, ILLINOIS

Project Manager: K M L
 Engineer: K M L
 Date: 08-31-2018
 Project No. 18180
 Sheet **2** / ---

Plot Date: Aug 31, 2018 8:23 AM. Prepared by: KML
 File Name: 181818_181818_181818_181818_181818_181818_181818_181818_181818_181818.dwg



LEGEND

- XX Weekday AM Peak Hour 6:45 - 7:45 AM
- (XX) Weekday PM Peak Hour 2:00 - 3:00 PM




HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

EXHIBIT 6 - TOTAL TRAFFIC VOLUMES - 2023
LORANG ROAD COMPOSTING FACILITY
 UNINCORPORATED KANE COUNTY, ILLINOIS

Project Manager: K M L
 Engineer: K M L
 Date: 08-31-2018
 Project No. 18180
 Sheet **6** / ...



APPENDIX B – Pneumatic Tube Traffic Counts

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** NB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM				0		0			0	
12:15 AM				0		0			0	
12:30 AM				0		0			0	
12:45 AM				0		0			0	
1:00 AM				0		0			0	
1:15 AM				0		0			0	
1:30 AM				0		0			0	
1:45 AM				0		0			0	
2:00 AM				0		0			0	
2:15 AM				0		0			0	
2:30 AM				0		0			0	
2:45 AM				0		0			0	
3:00 AM				0		0			0	
3:15 AM				0		0			0	
3:30 AM				0		0			0	
3:45 AM				0		0			0	
4:00 AM				0		0			0	
4:15 AM				0		0			0	
4:30 AM				1		1			1	
4:45 AM				0		0			0	
5:00 AM				0		0			0	
5:15 AM				0		0			0	
5:30 AM				0		0			0	
5:45 AM				1		1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB SPECIFIC LOCATION: Lorang RD NB/SB CITY/STATE: Elburn, IL						QC JOB #: 14760501 DIRECTION: NB DATE: Aug 23 2018 - Aug 23 2018				
Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 AM				0		0			0	
6:15 AM				1		1			1	
6:30 AM				0		0			0	
6:45 AM				4		4			4	
7:00 AM				1		1			1	
7:15 AM				0		0			0	
7:30 AM				1		1			1	
7:45 AM				1		1			1	
8:00 AM				1		1			1	
8:15 AM				1		1			1	
8:30 AM				0		0			0	
8:45 AM				0		0			0	
9:00 AM				1		1			1	
9:15 AM				0		0			0	
9:30 AM				1		1			1	
9:45 AM				2		2			2	
10:00 AM				0		0			0	
10:15 AM				0		0			0	
10:30 AM				1		1			1	
10:45 AM				1		1			1	
11:00 AM				0		0			0	
11:15 AM				1		1			1	
11:30 AM				1		1			1	
11:45 AM				1		1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** NB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 PM				0		0			0	
12:15 PM				0		0			0	
12:30 PM				0		0			0	
12:45 PM				1		1			1	
1:00 PM				1		1			1	
1:15 PM				1		1			1	
1:30 PM				0		0			0	
1:45 PM				0		0			0	
2:00 PM				1		1			1	
2:15 PM				1		1			1	
2:30 PM				6		6			6	
2:45 PM				0		0			0	
3:00 PM				1		1			1	
3:15 PM				0		0			0	
3:30 PM				2		2			2	
3:45 PM				0		0			0	
4:00 PM				1		1			1	
4:15 PM				1		1			1	
4:30 PM				2		2			2	
4:45 PM				0		0			0	
5:00 PM				2		2			2	
5:15 PM				1		1			1	
5:30 PM				0		0			0	
5:45 PM				4		4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** NB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 PM				1		1			1	
6:15 PM				0		0			0	
6:30 PM				0		0			0	
6:45 PM				1		1			1	
7:00 PM				0		0			0	
7:15 PM				0		0			0	
7:30 PM				0		0			0	
7:45 PM				1		1			1	
8:00 PM				0		0			0	
8:15 PM				0		0			0	
8:30 PM				0		0			0	
8:45 PM				0		0			0	
9:00 PM				0		0			0	
9:15 PM				0		0			0	
9:30 PM				0		0			0	
9:45 PM				0		0			0	
10:00 PM				0		0			0	
10:15 PM				0		0			0	
10:30 PM				0		0			0	
10:45 PM				0		0			0	
11:00 PM				0		0			0	
11:15 PM				0		0			0	
11:30 PM				0		0			0	
11:45 PM				0		0			0	
Day Total				49		49			49	
% Weekday Average				100.0%						
% Week Average				100.0%		100.0%				
AM Peak Volume				6:45 AM 4		6:45 AM 4			6:45 AM 4	
PM Peak Volume				2:30 PM 6		2:30 PM 6			2:30 PM 6	
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** SB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM				0		0			0	
12:15 AM				0		0			0	
12:30 AM				0		0			0	
12:45 AM				0		0			0	
1:00 AM				0		0			0	
1:15 AM				0		0			0	
1:30 AM				0		0			0	
1:45 AM				0		0			0	
2:00 AM				0		0			0	
2:15 AM				0		0			0	
2:30 AM				0		0			0	
2:45 AM				0		0			0	
3:00 AM				0		0			0	
3:15 AM				0		0			0	
3:30 AM				0		0			0	
3:45 AM				1		1			1	
4:00 AM				0		0			0	
4:15 AM				0		0			0	
4:30 AM				0		0			0	
4:45 AM				0		0			0	
5:00 AM				0		0			0	
5:15 AM				1		1			1	
5:30 AM				3		3			3	
5:45 AM				1		1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** SB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 AM				1		1			1	
6:15 AM				0		0			0	
6:30 AM				0		0			0	
6:45 AM				0		0			0	
7:00 AM				0		0			0	
7:15 AM				1		1			1	
7:30 AM				1		1			1	
7:45 AM				0		0			0	
8:00 AM				0		0			0	
8:15 AM				1		1			1	
8:30 AM				3		3			3	
8:45 AM				0		0			0	
9:00 AM				0		0			0	
9:15 AM				0		0			0	
9:30 AM				1		1			1	
9:45 AM				0		0			0	
10:00 AM				2		2			2	
10:15 AM				1		1			1	
10:30 AM				0		0			0	
10:45 AM				1		1			1	
11:00 AM				0		0			0	
11:15 AM				0		0			0	
11:30 AM				2		2			2	
11:45 AM				1		1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** SB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 PM				1		1			1	
12:15 PM				1		1			1	
12:30 PM				2		2			2	
12:45 PM				0		0			0	
1:00 PM				0		0			0	
1:15 PM				0		0			0	
1:30 PM				0		0			0	
1:45 PM				1		1			1	
2:00 PM				1		1			1	
2:15 PM				2		2			2	
2:30 PM				0		0			0	
2:45 PM				1		1			1	
3:00 PM				0		0			0	
3:15 PM				0		0			0	
3:30 PM				2		2			2	
3:45 PM				1		1			1	
4:00 PM				1		1			1	
4:15 PM				0		0			0	
4:30 PM				0		0			0	
4:45 PM				0		0			0	
5:00 PM				0		0			0	
5:15 PM				2		2			2	
5:30 PM				2		2			2	
5:45 PM				0		0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak Volume										
PM Peak Volume										
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB **QC JOB #:** 14760501
SPECIFIC LOCATION: Lorang RD NB/SB **DIRECTION:** SB
CITY/STATE: Elburn, IL **DATE:** Aug 23 2018 - Aug 23 2018

Start Time	Mon	Tue	Wed	Thu 23-Aug-18	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 PM				0		0			0	
6:15 PM				0		0			0	
6:30 PM				0		0			0	
6:45 PM				1		1			1	
7:00 PM				0		0			0	
7:15 PM				0		0			0	
7:30 PM				0		0			0	
7:45 PM				2		2			2	
8:00 PM				0		0			0	
8:15 PM				0		0			0	
8:30 PM				0		0			0	
8:45 PM				0		0			0	
9:00 PM				0		0			0	
9:15 PM				0		0			0	
9:30 PM				0		0			0	
9:45 PM				0		0			0	
10:00 PM				0		0			0	
10:15 PM				0		0			0	
10:30 PM				0		0			0	
10:45 PM				0		0			0	
11:00 PM				0		0			0	
11:15 PM				0		0			0	
11:30 PM				0		0			0	
11:45 PM				0		0			0	
Day Total				41		41			41	
% Weekday Average				100.0%						
% Week Average				100.0%		100.0%				
AM Peak Volume				5:30 AM 3		5:30 AM 3			5:30 AM 3	
PM Peak Volume				12:30 PM 2		12:30 PM 2			12:30 PM 2	
<i>Comments:</i>										

LOCATION: Lorang RD NB/SB SPECIFIC LOCATION: Lorang RD NB/SB CITY/STATE: Elburn, IL														QC JOB #: 14760501 DIRECTION: NB/SB DATE: Aug 23 2018	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 AM	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
5:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Day Total															
Percent															
AM Peak Volume															
PM Peak Volume															
Comments:															

LOCATION: Lorang RD NB/SB SPECIFIC LOCATION: Lorang RD NB/SB CITY/STATE: Elburn, IL														QC JOB #: 14760501 DIRECTION: NB/SB DATE: Aug 23 2018	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
6:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
6:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	3	0	1	0	0	0	0	0	0	0	0	0	0	4
7:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
7:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
7:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
8:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:15 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
8:30 AM	0	1	0	0	1	1	0	0	0	0	0	0	0	0	3
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
9:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
10:00 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	0	2
10:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
10:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
10:45 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
11:30 AM	0	1	0	0	1	0	0	0	1	0	0	0	0	0	3
11:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Day Total															
Percent															
AM Peak Volume															
PM Peak Volume															
Comments:															

LOCATION: Lorang RD NB/SB SPECIFIC LOCATION: Lorang RD NB/SB CITY/STATE: Elburn, IL														QC JOB #: 14760501 DIRECTION: NB/SB DATE: Aug 23 2018	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
12:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
12:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
12:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
12:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
1:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
2:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
2:15 PM	0	2	0	0	0	0	0	1	0	0	0	0	0	0	3
2:30 PM	0	2	2	0	0	0	0	0	2	0	0	0	0	0	6
2:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
3:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	1	0	0	3	0	0	0	0	0	0	0	0	0	4
3:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
4:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
4:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
5:15 PM	0	2	0	0	1	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
Day Total															
Percent															
AM Peak Volume															
PM Peak Volume															
Comments:															

LOCATION: Lorang RD NB/SB SPECIFIC LOCATION: Lorang RD NB/SB CITY/STATE: Elburn, IL														QC JOB #: 14760501 DIRECTION: NB/SB DATE: Aug 23 2018	
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
6:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Day Total	0	36	24	2	16	3	0	3	6	0	0	0	0	0	90
Percent	0.0%	40.0%	26.7%	2.2%	17.8%	3.3%	0.0%	3.3%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	
ADT 90															
AM Peak Volume		6:45 AM 3	8:15 AM 2	6:45 AM 1	5:45 AM 1	8:30 AM 1		8:00 AM 1	9:30 AM 2						6:45 AM 4
PM Peak Volume		7:45 PM 3	2:30 PM 2		3:30 PM 3	4:00 PM 1		2:15 PM 1	2:30 PM 2						2:30 PM 6
<i>Comments:</i>															

LOCATION: Lorang RD NB/SB											QC JOB #: 14760501				
SPECIFIC LOCATION: Lorang RD NB/SB											DIRECTION: NB/SB				
CITY/STATE: Elburn, IL											DATE: Aug 23 2018 - Aug 23 2018				
Start Time	Motor-cycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
Grand Total	0	36	24	2	16	3	0	3	6	0	0	0	0	0	90
Percent	0.0%	40.0%	26.7%	2.2%	17.8%	3.3%	0.0%	3.3%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	
ADT 90															
<i>Comments:</i>															





APPENDIX C – Capacity Analyses

HCS7 Two-Way Stop-Control Report

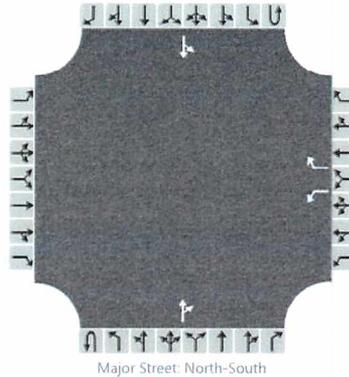
General Information

Analyst	KIM LASK
Agency/Co.	HAEGER ENGINEERING
Date Performed	8/31/2018
Analysis Year	2018
Time Analyzed	2018 - AM PEAK
Intersection Orientation	North-South
Project Description	LORANG ROAD COMPOSTING

Site Information

Intersection	LORANG AND SITE
Jurisdiction	
East/West Street	SITE ACCESS
North/South Street	LORANG ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	0	1	0
Configuration						L		R				TR		LT		
Volume, V (veh/h)						2		7			6	3		8	2	
Percent Heavy Vehicles (%)						95		95						95		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

Critical and Follow-up Headways

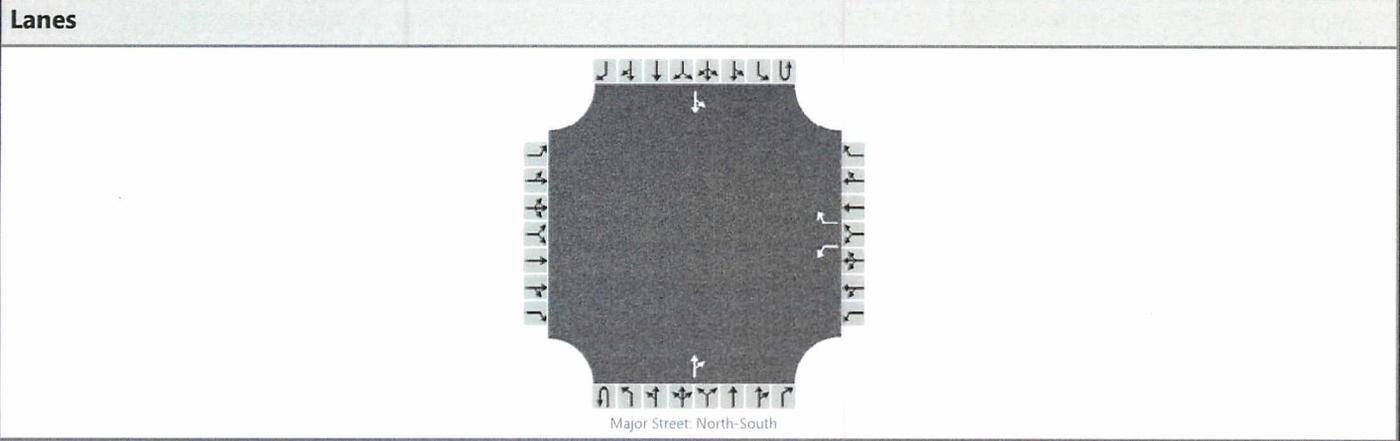
Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						7.35		7.15						5.05		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						4.36		4.15						3.06		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2		7						8		
Capacity, c (veh/h)						790		858						1166		
v/c Ratio						0.00		0.01						0.01		
95% Queue Length, Q ₉₅ (veh)						0.0		0.0						0.0		
Control Delay (s/veh)						9.6		9.2						8.1		
Level of Service, LOS						A		A						A		
Approach Delay (s/veh)							9.3								6.5	
Approach LOS							A									

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KIM LASK			Intersection	LORANG AND SITE		
Agency/Co.	HAEGER ENGINEERING			Jurisdiction			
Date Performed	8/31/2018			East/West Street	SITE ACCESS		
Analysis Year	2018			North/South Street	LORANG ROAD		
Time Analyzed	2018 - PM PEAK			Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	LORANG ROAD COMPOSTING						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1		0	1	0		0	1	0
Configuration						L		R				TR		LT		
Volume, V (veh/h)						5		15			8	6		15	4	
Percent Heavy Vehicles (%)						95		95						95		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1	6.2							4.1		
Critical Headway (sec)						7.35	7.15							5.05		
Base Follow-Up Headway (sec)						3.5	3.3							2.2		
Follow-Up Headway (sec)						4.36	4.15							3.06		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5	16							16		
Capacity, c (veh/h)						761	854							1161		
v/c Ratio						0.01	0.02							0.01		
95% Queue Length, Q ₉₅ (veh)						0.0	0.1							0.0		
Control Delay (s/veh)						9.8	9.3							8.1		
Level of Service, LOS						A	A							A		
Approach Delay (s/veh)							9.4								6.5	
Approach LOS							A									

HCS7 Two-Way Stop-Control Report

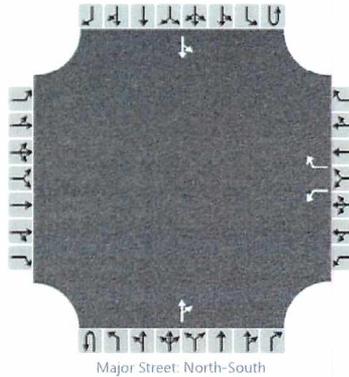
General Information

Analyst	KIM LASK
Agency/Co.	HAEGER ENGINEERING
Date Performed	8/31/2018
Analysis Year	2023
Time Analyzed	2023 - AM PEAK
Intersection Orientation	North-South
Project Description	LORANG ROAD COMPOSTING

Site Information

Intersection	LORANG AND SITE
Jurisdiction	
East/West Street	SITE ACCESS
North/South Street	LORANG ROAD
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	0	1	0
Configuration						L		R				TR			LT	
Volume, V (veh/h)						2		7			8	3			8	3
Percent Heavy Vehicles (%)						95		95							95	
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2							4.1	
Critical Headway (sec)						7.35		7.15							5.05	
Base Follow-Up Headway (sec)						3.5		3.3							2.2	
Follow-Up Headway (sec)						4.36		4.15							3.06	

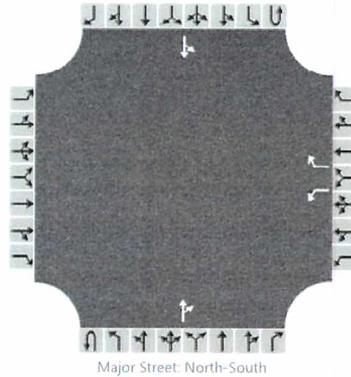
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2		7							8	
Capacity, c (veh/h)						788		855							1164	
v/c Ratio						0.00		0.01							0.01	
95% Queue Length, Q ₉₅ (veh)						0.0		0.0							0.0	
Control Delay (s/veh)						9.6		9.2							8.1	
Level of Service, LOS						A		A							A	
Approach Delay (s/veh)							9.3								5.9	
Approach LOS							A									

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KIM LASK			Intersection	LORANG AND SITE		
Agency/Co.	HAEGER ENGINEERING			Jurisdiction			
Date Performed	8/31/2018			East/West Street	SITE ACCESS		
Analysis Year	2023			North/South Street	LORANG ROAD		
Time Analyzed	2023 - PM PEAK			Peak Hour Factor	0.95		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	LORANG ROAD COMPOSTING						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	0	1	0
Configuration					L			R				TR			LT	
Volume, V (veh/h)						5		15			10	6			15	5
Percent Heavy Vehicles (%)						95		95							95	
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized			No				No				No				No	
Median Type/Storage							Undivided									

Critical and Follow-up Headways

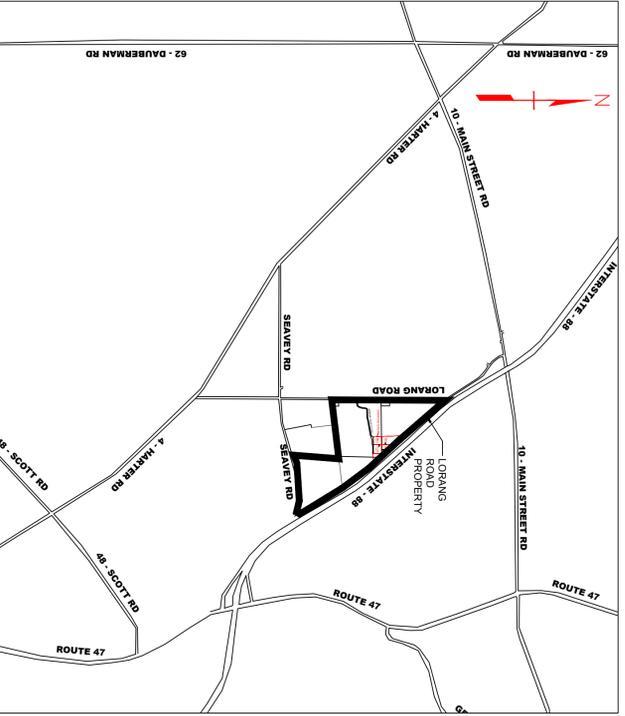
Base Critical Headway (sec)						7.1		6.2							4.1	
Critical Headway (sec)						7.35		7.15							5.05	
Base Follow-Up Headway (sec)						3.5		3.3							2.2	
Follow-Up Headway (sec)						4.36		4.15							3.06	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5		16							16	
Capacity, c (veh/h)						757		851							1157	
v/c Ratio						0.01		0.02							0.01	
95% Queue Length, Q ₉₅ (veh)						0.0		0.1							0.0	
Control Delay (s/veh)						9.8		9.3							8.2	
Level of Service, LOS						A		A							A	
Approach Delay (s/veh)							9.4								6.2	
Approach LOS							A									

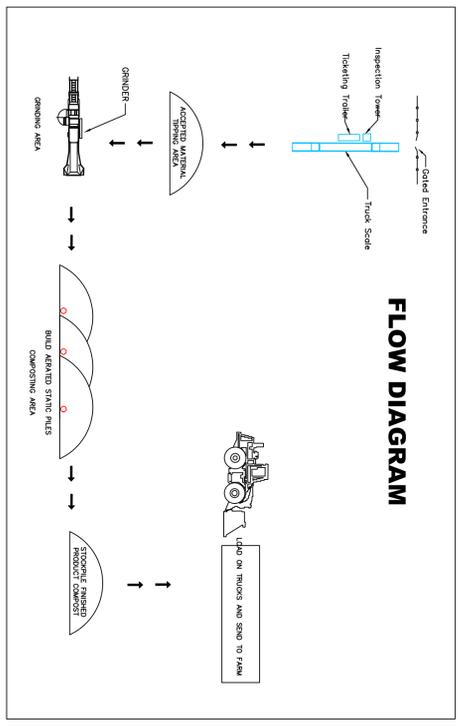


0 100 200 400
1 inch = 200 feet

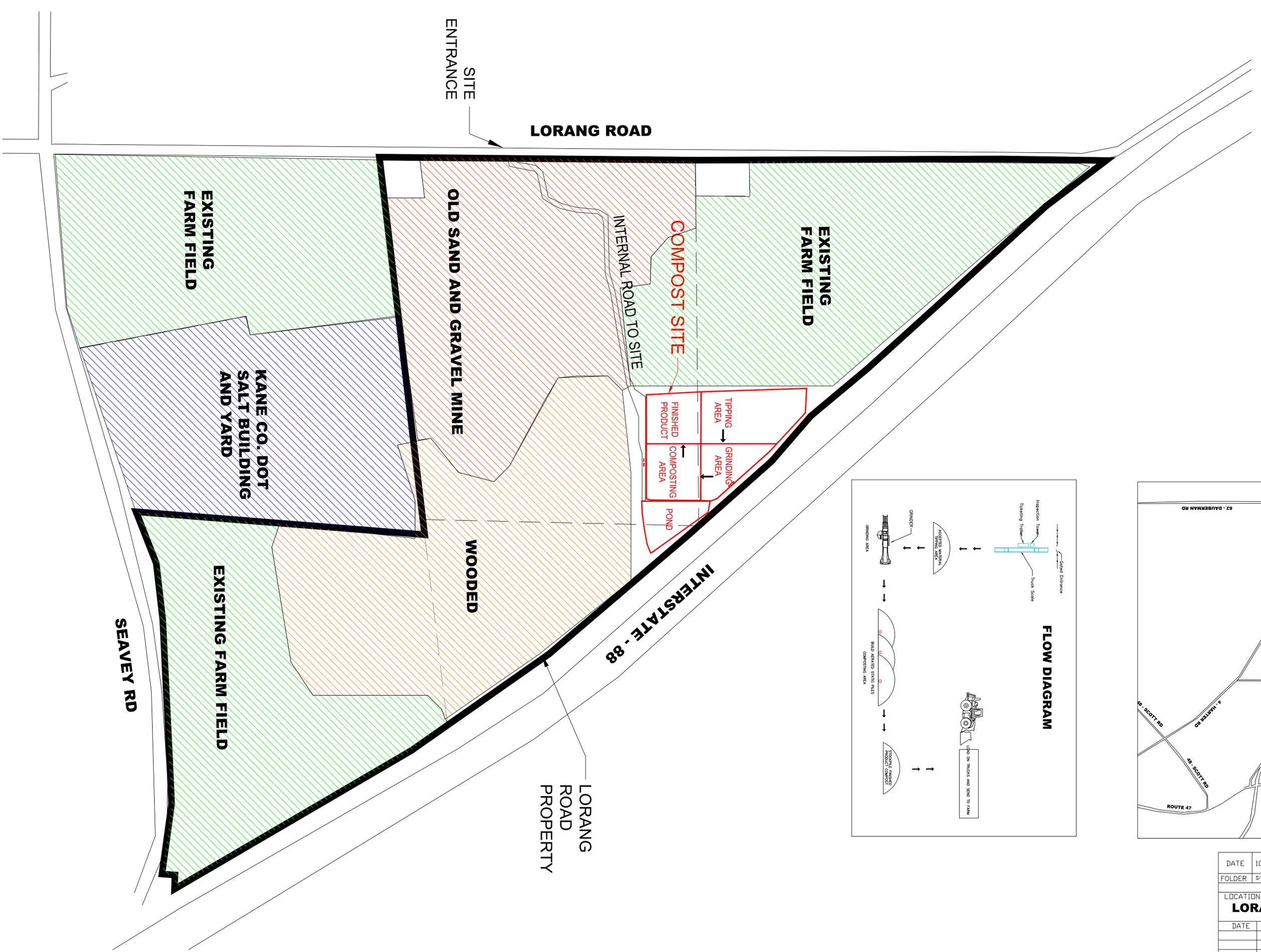


SITE LOCATION - N.T.S.

DATE	10/17/18	SCALE	1" = 200'	FILE:
FOLDER	S:\autocad\DRAWINGS\ACAD_WORKING\			
LOCATION/TITLE				
LORANG ROAD - SITE LOCATION				
DATE	REVISIONS			1
				1



FLOW DIAGRAM



LORANG ROAD

SITE ENTRANCE

COMPOST SITE

INTERNAL ROAD TO SITE

EXISTING FARM FIELD

OLD SAND AND GRAVEL MINE

EXISTING FARM FIELD

KANE CO. DOT SALT BUILDING AND YARD

WOODDED

INTERSTATE - 88

LORANG ROAD PROPERTY

SEAVEY RD

EXISTING FARM FIELD