



#2011-30
C & D Recycling Facility – 1350 S. Virginia Rd.
Project Review for Planning and Zoning Commission

Meeting Dates: June 1, 2011

Requests:

1. Special Use Permit for a construction and demolition recycling and processing facility and a landscape waste transfer station.
2. Variation from the requirement to provide an approved paved surface.

Location: 1350 S. Virginia Road

Acreage: 6.5 acres

Existing Zoning: “M” Manufacturing

Surrounding Properties:

North: “M-1 C” Limited Manufacturing Conditional Use (Lake in the Hills)
South: “M PUD” Manufacturing PUD
East: “M” Manufacturing
West: “M” Manufacturing

Staff Contact: Michelle V. Rentzsch (815-356-3615)

Background:

The property at 1350 S. Virginia Road is zoned “M” Manufacturing in the City. The property is located adjacent to the northwest side of the existing Waste Management waste transfer station facility. The petitioner is requesting a Special Use Permit for a construction and demolition recycling and processing facility and a landscape waste transfer station.

Land Use Analysis:

Per the Unified Development Ordinance (UDO), Landfill and Transfer Stations as well as Recycling facilities are Special Uses in the “M” district. Section 415 ILCS 5/, the Environmental Protection Act of the Illinois Compiled Statutes provides authority and direction to local municipalities for reviewing requests for pollution control facilities.

The property in question is a closed landfill which has several feet of structural fill on top of the landfill’s final cover. The petitioner is requesting a Special Use Permit for a recycling facility for construction and demolition (C & D) waste material that will be sorted and processed into marketable end products and raw material. A yard and landscape waste material transfer station is also proposed.

The C & D facility will receive loads predominantly containing recyclable construction or demolition materials including wood, metals, paper and cardboard, plastics, glass, drywall, brick, concrete, rock, asphalt and roofing materials. Tires, batteries and electronics will be collected and sorted into designated roll-off boxes and shipped off-site to a permitted facility. Materials will be deposited onto a designated tipping floor for C & D processing and will be sorted and segregated by type. The sorted and segregated materials will be staged at the C & D facility in individual storage bins or containers depending on the material. Each material will be transported for recycling when a full load is accumulated.

The landscape waste material arriving at the facility will be inspected and unloaded in a separate facility from the C & D tipping floor. It will be consolidated and reloaded into large transfer trucks and shipped to a permitted facility within 24 hours of its receipt. Landscape waste may be ground to reduce its volume prior to shipping from the facility.

Additionally, approximately 8-10 transfer truck trailers will be stored overnight in a covered structure. The proposed structure will be a column free, clear span tension membrane fabric structure. The trailers may or may not contain materials from the facility. Salt will be stored during the winter months in another covered structure.

The floor for the recycling facility as well as the landscape waste material transfer station will be asphalt. Due to the former use of the property as a land fill, traditional construction methods are very challenging, therefore, a gravel base is proposed for the access drives and maneuvering areas. The petitioner is seeking a variation from this requirement. Other variations from the Special Use standards for Landfill and Transfer Station and Recycling facilities are listed below.

Findings of fact:

Special Use Permit

The petitioner is requesting approval of a Special Use Permit to allow Landfill and Transfer Station and Recycling facilities. Due to their unique nature, Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets

Does not meet

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets

Does not meet

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Landfill and Transfer Station and Recycling facilities.

Landfill and Transfer Station

Landfills and transfer stations must comply with the following standards:

- a. Environmental assessment: Provide an environmental impact statement from a qualified expert in the related field that the use will not negatively affect ground water resources or contaminate the environment and will comply with all Federal and State EPA requirements.
- b. Watershed: Landfills and transfer stations shall not be located within a one mile radius of the Crystal Lake Watershed.

- c. Statement of need: Provide a written petition to seek a Special Use approval for landfill that states that the project is necessary to accommodate the solid waste management needs of the area it is intended to serve.
The petitioner has provided a determination from the IEPA that two separate facilities for these activities (described above) do not require local siting approval.
- d. Compatibility Criteria: The project shall be located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property.
- e. Plan of operation: Provide a detailed operation plan stating the number of refuse hauling vehicle trips, the vehicle routes, hours of operation, volume of waste to be hauled and other applicable operating criteria as determined by the City Engineer.
- f. Government standards: Written evidence shall be provided that standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by City Ordinance have been met.
- g. Screening: An 8-foot tall solid screen consisting of a solid fence, in accordance with the provisions of Article 4-700, Fences, Walls & Screening or opaque landscaping, in accordance with the provisions of Article 4-400 Landscaping and Screening Standards shall be provided along the perimeters of the property.
Per the UDO, if landscape screening is utilized for a use such as this, the buffer requirement is determined by the Zoning Administrator on a site-specific basis. The site plan provides for landscape screening along Virginia Road. Additional details must be provided.
- h. Additional mitigation: Additional requirements may be imposed by the Zoning Administrator, Planning & Zoning Commission and the City Council to mitigate the effects of this use on the adjacent properties and the infrastructure.

Recycling Facilities

Recycling facilities must comply with the following standards:

- a. Materials: Recycling of paper, glass, plastic and metal products is permitted.
The petitioner is requesting to recycle construction and demolition debris that will include brick, concrete, asphalt and shingles.
- b. Environmental assessment: An environmental impact statement from a qualified expert in the related field shall be provided to the City, attesting that the use will not negatively affect ground water resources or contaminate the soil.
- c. Site design: Recycling facilities shall be designed such that a main drive-aisle is provided through the principal building to allow materials to be brought into the facility and removed from vehicles.
- d. Location: Facilities must be located not less than 250 feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park. All operations, including storage and collection of materials, shall be conducted within a completely enclosed building.
Storage of materials will occur in storage bins that are not within a completely enclosed building.
- e. Outdoor storage: There shall be no outdoor storage of materials processed, used, or generated by the operation.
Storage of materials will occur in storage bins that are not within a completely enclosed building.

- f. Plan of operation: A detailed explanation of the facility operation, that includes the measures that will be used to mitigate problems associated with noise, fumes, dust, and litter shall be provided to the City.
- g. Maintenance: The facility must perform continual, daily maintenance of the site to immediately collect any stray debris.

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

- 1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

True False

- 2. Also, that the variation, if granted, will not alter the essential character of the locality.

True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- 1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

True False

- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

True False

- 3. That 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; or

True False

- 4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (received 5-13-11)
 - B. Site Plan (Andrews Engineering, received 5-26-11)
 - C. Project Description (received 5-13-11)
2. The "Storage Bins for Processing Materials" along the north side of the property should have a concrete or a hot mix asphalt (HMA) pad.
3. The ADA handicapped accessible parking space must be on an approved surface (concrete or a hot mix asphalt (HMA) pad) and striped. If structurally supportable, the remaining customer and employee parking spaces should also be converted to an approved surface and striped.
4. A variation from the requirement to provide an approved paved surface and from the SUP criteria as noted above is hereby granted.
5. The petitioner shall address all of the review comments and requirements of the City's consulting attorney, Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: C & D recycling Facility

ACTION REQUESTED:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information:

NAME: Yazoo,LLC
c/o Don Mueller
ADDRESS: 1350. S. Virginia Rd
Crystal Lake, IL 60014

PHONE: 847 658 4342 x227

FAX: 847 658 5210

E-MAIL: dmueller@sunsetcartage.com

Owner Information:(if different)

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

Property Information:

Project Description: The petitioner is seeking a Special Use Permit for a C & D Recycling facility and a landscape waste transfer station. The first is for the recycling and processing of construction and demolition debris, the second is for recycling and processing of landscape waste. The Petitioner is also seeking a variation to allow the petitioner to use a gravel base instead of cement or asphalt for drive access and parking areas. The recycling floor will be on a hard surface. All construction on the site will be temporary structured some of which will be in excess of 600 square feet. See attached detailed description Exhibit A

Project Address/Location: The property has approximately 440 feet of frontage on Virginia road and is immediately North of the current Waste management transfer facility.

PIN Number(s): Parcel one 19 16 400 013 and parcel two 19 16 400 015 see attached legal description

Development Team:

Developer: Don Mueller see owner above

Engineer: David Sonne Andrews Engineering 1701 Quincy Ave Ste 25, Naperville IL 50540
Wk 630 544 3332 Fax 630 544 3398

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)
Gottemoller@sbcglobal.net

Architect: _____

Landscape Architect: none

Planner: none

Surveyor:

Other: _____

Signatures:

Yazoo, LLC.

X _____ X _____

PETITIONER: Print and Sign Name (if different from owner)

Date

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

OWNER: Print and Sign Name

Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

Exhibit A

Proposed Site Information and Background

The owner YazooLLC proposes to accept mixed loads of construction and demolition waste material (C&D material) for sorting and processing into marketable end products and raw materials in addition to accepting and transferring yard and landscape waste materials at a property located at 1350 S Virginia Road in Crystal Lake, Illinois, consisting of approximately 6.78 acres. The proposed development will be constructed directly on top of a closed landfill which has several feet of structural fill on top of the landfill's final cover making it a suitable base for the development. The site will also apply for and obtain all necessary permits from the Illinois Environmental Protection Agency (IEPA) upon approval by the City of Crystal Lake and operate in compliance with all applicable rules and regulations.

Site Suitability

The facility will provide a valuable and environmentally responsible service by reducing the dependency on landfills for waste materials that can otherwise be reused or recycled. The location will also provide a needed outlet for landscape waste and improve waste diversion rates and provide beneficial waste management alternative to the handling and disposal of landscape waste to the community. The facility will further be operated in compliance with applicable rules and regulations of the IEPA.

Site Operations

As stated above, the owner proposes to operate a General C&D Facility and Landscape Waste Transfer Facility for the collection and processing of a variety of waste materials. The following is a description of the operations proposed on the property.

General C&D Operations

Loads of C&D material will be delivered to the facility construction and demolition contractors, waste generators and local citizens. Each load received at the facility will be required to contain predominantly recyclable construction or demolition materials including wood, metals, paper and cardboard, plastics, glass, drywall, brick, concrete, rock, asphalt and roofing materials. Tires, batteries and electronics will be collected and sorted into designated roll-off boxes and shipped off-site to a permitted facility. A Load Checking Program will be utilized to prevent the delivery of unauthorized materials to the facility and to ensure that less than 25% of incoming material is

non-recyclable. Unauthorized materials include household municipal solid waste, hazardous wastes, special wastes, medical wastes, liquid wastes, and asbestos containing materials.

Material will be deposited onto a designated tipping floor for C&D processing. This material will be sorted and segregated by type. All non-recyclable material resulting from the processing of C&D materials will be collected and placed into roll-off boxes or semi-trailers for shipment to a disposal facility in regulatory compliance. Each roll-off box or transfer trailer used for non-recyclable C&D materials will be transported to an appropriate disposal facility in a timely manner to ensure that the non-recyclable materials are transported off site.

Once sorted and segregated, the various recyclable materials will be staged at the C&D facility in individual storage bins or containers depending on the type and nature of the material. The facility will use a combination of dedicated roll-off boxes and open storage bins to stage materials and these storage bins serve as the containment system for the facility. The open storage bins will be created using portable/stackable concrete blocks or other suitable materials to provide separation and containment.

Each material will be transported for recycling when a full load is accumulated. All putrescible or combustible recyclable C&D material will be transported off site within guidelines established by the IEPA. All non-putrescible recyclable C&D will also be shipped off-site within guidelines established by the IEPA. The General C&D Facility will be operated in accordance with applicable IEPA Rules and Regulations.

Landscape Waste Transfer Station (LWTS) and Processing Operations

Landscape waste material arriving at the facility will be inspected and unloaded in a designated area separate from the C&D tipping floor, then consolidated and reloaded into large transfer trucks for shipment to a permitted facility within 24 hours of its receipt at the facility. Landscape waste received at the LWTS may be ground to reduce its volume prior to shipping from the facility. A record of all inbound and outbound deliveries of landscape material will be maintained at the facility.

The proposed LWTS facility will provide a new regional location for the transfer of landscape waste to permitted compost facilities. In general, truckloads of landscape waste arriving at the facility will be inspected and unloaded in designated areas, then consolidated and reloaded into large transfer trucks for shipment to permitted compost facilities within 24 hours of its receipt at

the facility. Landscape waste received at the LWTS may be ground to reduce its volume prior to shipping from the facility. A record of all inbound and outbound deliveries of landscape material will be maintained at the facility. The LWTS will be operated in accordance with applicable IEPA Rules and Regulations.

Transfer Facility

Transfer Truck Trailers will be stored overnight in a covered accessory structure. It is figured that approximately 8-10 trucks will be parked overnight at any one time inside the structure. The trailers may/may not contain materials from the facility.

Misc. Storage

Salt will be stored during the winter months and also be stored in a covered accessory structure.

Additional Processing

Grinding/Crushing of Stone to provide usable end product for re-sale

Parcel 1

That part of the East Half of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the North Quarter corner of said Section 16; thence Southerly along the North and South Quarter Section line, 1495.35 feet (deed) to the centerline of Virginia Road as monumented; thence South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes 00 seconds East deed) along said centerline, 667.79 feet (deed) to the most northerly corner of lands described in Document No. 853148 as recorded April 19, 1983; thence continuing South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes 00 seconds East deed) along said centerline, 755.00 feet for the point of beginning (said point being the most Easterly corner of lands described in Document No. 1999R0048402 as recorded July 6, 1999 in McHenry County, Illinois; thence continuing South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes 00 seconds East deed) along the last described course, 450.08 feet; thence South 51 degrees 27 minutes 06 seconds West (South 52 degrees 51 minutes 00 seconds West deed) along a line 642.58 feet Northwesterly of and parallel with the Southeasterly line of said lands described in Document No. 853148, 813.90 feet to the Southwesterly line of said lands described in Document No. 853148; thence North 40 degrees 23 minutes 54 seconds West (North 39 degrees 00 minutes West deed) along said Southwesterly line, 201.56 feet to the Southwesterly corner of lands described in Document No. 90R0031661; thence north 49 degrees 40 minutes 45 seconds East (North 51 degrees 00 minutes East deed), 60.00 feet(60.05 feet deed) to the Southeasterly corner of said lands described in Document No. 90R0031661; thence North 32 degrees 54 minutes 47 seconds West (North 31 degrees 30 minutes 53 seconds West deed), 107.53 feet to the Southwesterly corner of lands described in Document No. 1999R0048402; thence North 40 degrees 42 minutes 29 seconds East (North 42 degrees 06 minutes 23 seconds East deed) along the Southeasterly line of said lands described in Document No. 1999R0048402, 748.48 feet to the Point of Beginning;

Except that part dedicated to McHenry County for public road purposes per document 2009R0044134, described as follows: That part of the East Half of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the North Quarter corner of said Section 16; thence Southerly along the North and South Quarter Section line, 1495.35 feet (deed) to the centerline of Virginia Road as monumented; thence South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes 00 seconds East deed) along said centerline, 667.79 feet (deed) to the most Northerly corner of lands described in Document No. 853148 as recorded April 19, 1983, in McHenry County, Illinois; thence continuing South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minute 00 seconds East deed) along said Centerline for a distance of 1035.77 feet to the Point of Beginning; thence continuing South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes 00 seconds East deed) along said centerline for a distance of 169.31 feet; thence South 51 degrees 27 minutes 06 seconds West (South 52 degrees 51 minutes 00 seconds West deed), 50.03 feet to a line 50.00 feet Southwesterly of and parallel to said centerline of Virginia Road; thence North 40 degrees 23 minutes 54 seconds West along said parallel line for a distance of 167.70 feet; thence North 49 degrees 36 minutes 06 seconds East, 50.00 feet to the Point of Beginning, in McHenry County, Illinois.

Containing an area of 288.528 sq. ft. or 6.624 acres, more or less

Parcel 2

That part of the East Half of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the North Quarter Corner of Section 16; thence Southerly along the North and South Quarter Section line, 1,495.35 feet (deed) to the centerline of Virginia Road as monumented; thence South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minute East deed) along said centerline, 667.79 feet (deed) to the most Northerly corner of lands described in Document No. 853148 as recorded April 19, 1983; thence continuing South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes East deed) along said centerline, 555.00 feet; thence South 71 degrees 09minutes 02 seconds West (South 72 degrees 32 minutes 56 seconds West deed), a distance of 421.54 feet; thence South 34 degrees 15 minutes 29 seconds West (South 35 seconds West deed) a distance of 421.54 feet; thence South 34 degrees 15 minutes 29 seconds West (South 35degrees 39 minutes 23 seconds West deed), a distance of 148.02 feet; thence South 08 degrees 31 minutes 22 seconds West (South 09 degrees 55 minutes 16 seconds West deed), a distance of 221.69 feet to the most northerly corner of lands described in Document No. 90R0031661; thence continuing South 08 degrees 31 minutes 22 seconds West (South 09 degrees 55 minutes 16 seconds West deed) along the Northerly line of said lands described in Document No. 90R0031661, 147.09 feet (148.07 feet deed) to the Southwesterly line of lands described in Document No. 90R0031661, thence South 40 degrees 23 minutes 54 seconds East (South 39 degrees 00 minutes East deed) along said Southwesterly line, 200.05 feet for the Point of Beginning; thence continuing South 40 degrees 23 minutes 54 seconds East (North 39 degrees 00 minutes East deed) along said Southwesterly line, 94.95 feet to the Southwesterly corner of lands described in Document No. 90R0031661; thence North 49 degrees 40 minutes 45 seconds East (North 51 degrees 00 minutes East deed), 60.00 feet (60.05 feet deed) to the Southeasterly corner of said lands described in Document No. 90R0031661; thence North 32 degrees 54 minutes 47 seconds West (North 31 degrees 30 minutes 53 seconds West deed), 107.53 feet to the Southwesterly corner of lands described in Document No. 1999R0048402; thence South 40 degrees 43 minutes 29 seconds West (South 42 degrees 06 minutes 23 seconds West deed) along the Westerly extension of Southeasterly line of said lands described in Document No. 1999R0048402, 74.91 feet to the Point of Beginning, in McHenry County, Illinois.

Containing an area of 6,712 sq. ft or .0154 acres, more less.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF YAZOO, LLC PETITIONER AND OWNER FOR THE APPROVAL OF A SPECIAL USE PERMIT FOR RECYCLING IN AN M-MANUFACTURING DISTRICT PURSUANT TO THE CRYSTAL LAKE ORDINANCES

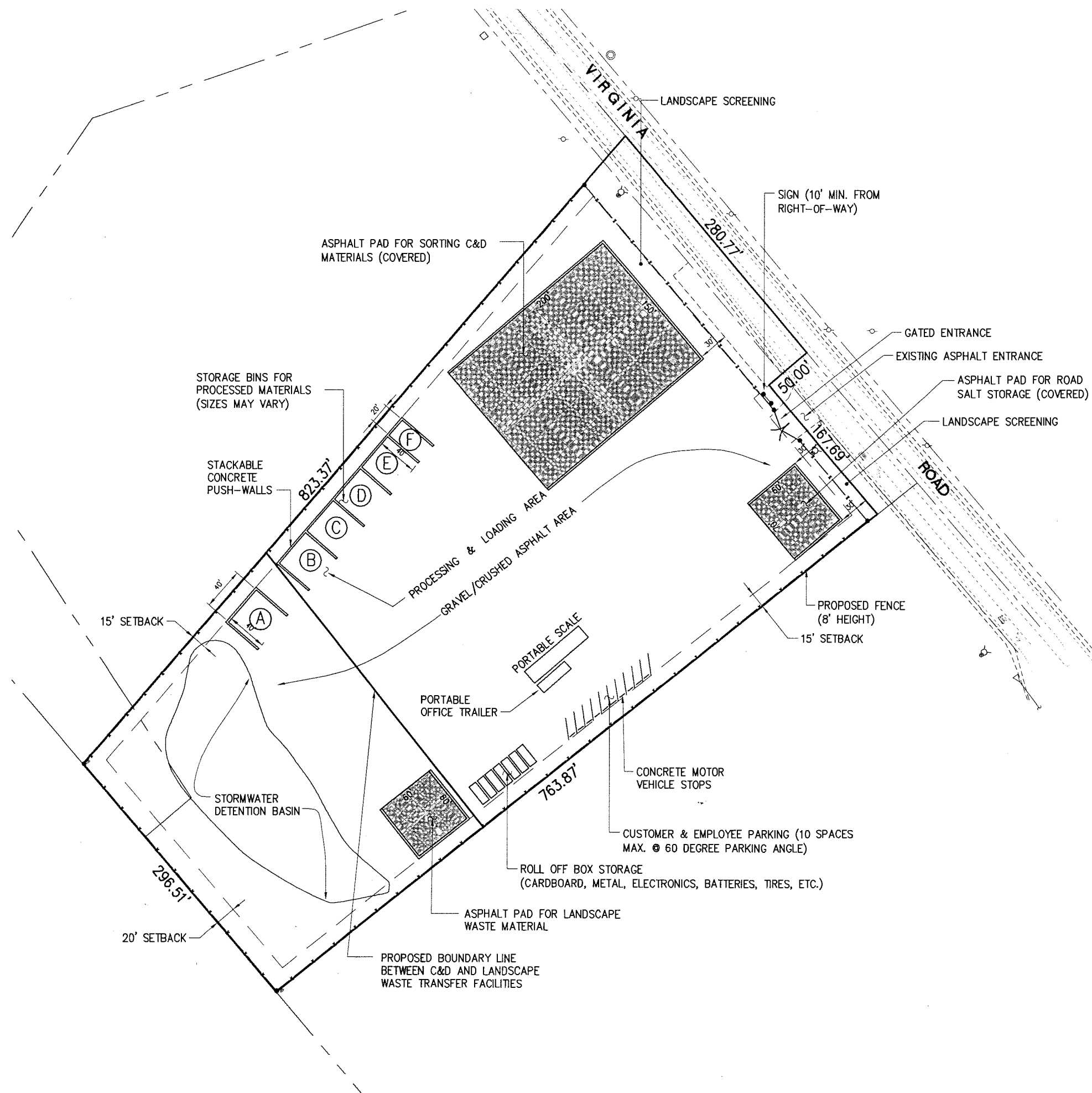
**No. 2011-30
LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of YAZOO, LLC, Petitioner and Owner, relating to the property on the South side of Virginia Road Adjacent to the Northwest side of the existing Waste Management facility. The Property Index Numbers for the property are PIN# 19-16-400-013 and 19-14-600-015. The lot was previously part of the Crystal Lake landfill. The former landfill is gravel covered and vacant. The lot is commonly known as 1350 S. Virginia Road, Crystal Lake, IL 60014

This application is filed for the purpose of seeking the issuance of a special use permit for a construction and demolition recycling and processing facility and a landscape waste transfer station. All types of recycling are exempt from the need for a pollution control facilities permit. The Petitioner is also seeking a variation to allow the petitioner to use a gravel base instead of cement or asphalt for drive access and parking areas. The recycling floor will be on a hard surface. All construction on the site will be temporary structure some of which will be in excess of 600 feet. In addition any other variations necessary to allow the petition as presented.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on June 1, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission,
City of Crystal Lake
(Published in the Northwest Herald
May 14, 2011)



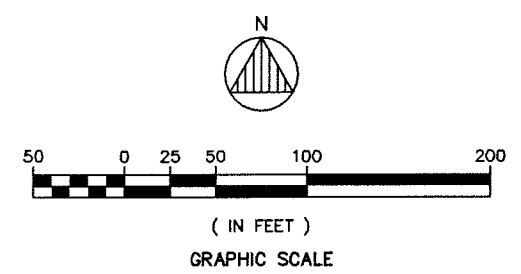
LEGEND

(A) POTENTIAL MATERIAL TYPE

POTENTIAL MATERIAL TYPES	
LOCATION	MATERIAL
A	GROUND LANDSCAPE MATERIAL
B	BRICK
C	CONCRETE
D	ASPHALT
E	SHINGLES
F	MISC. DEBRIS

PROPERTY SUMMARY TABLE			
	SQUARE FEET (SF)	ACRES	%
LOT AREA (EXCLUDING R.O.W.)	286,058.7	6.6	100
LOT COVERAGE (IMPERVIOUS)	190,409.4	4.4	66.6
LOT COVERAGE (PERVIOUS)	95,649.3	2.2	33.4

DRAFT



NO.	DATE	DESCRIPTION	BY

ANDREWS ENGINEERING, INC.
 1701 Quincy Avenue, Suite 25, Naperville, Illinois 60540
 Tel (630) 544-3332 Fax (630) 544-3398
 Springfield, IL • Pontiac, IL • Indianapolis, IN • Warrenton, OR

APPROVED BY: _____
 DESIGNED BY: _____
 DRAWN BY: _____

VIRGINIA ROAD C&D-LWTS FACILITY
 PRELIMINARY SITE PLAN
 PLANS PREPARED FOR
YAZOO LLC
8 PROSPER COURT
 LAKE IN THE HILLS, ILLINOIS 60156

DATE: MARCH 2011
 PROJECT ID: 11-702
 SHEET NUMBER: **1**

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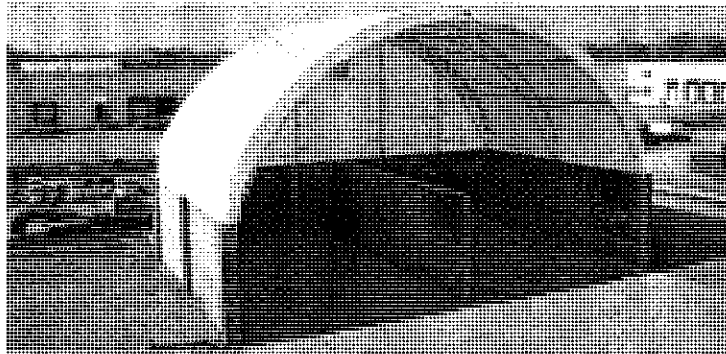
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Salvage Business



Wide-Open Space, Exceptional Height — Economical and Versatile!

ClearSpan Hercules Truss Arch buildings are ideal for the salvage business and parts recycling centers. Non-corrosive, sound absorbing fabric covers allow natural light into the building, creating a sunny, peaceful work environment that workers enjoy. These auto salvage buildings offer a clear span design that provides maximum height and exceptional clearance. There are no internal columns to interfere with forklifts, racks, loaders, conveyers and other heavy machinery.

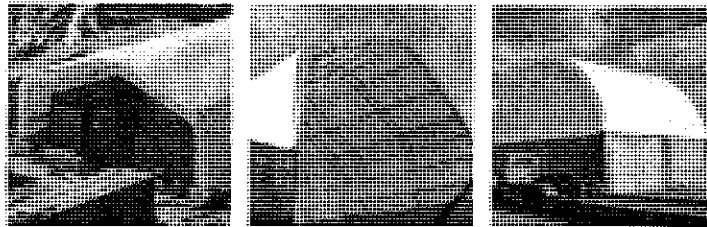
From parts buildings, recycling sales offices, transfer stations, equipment storage, and more, ClearSpan has a structure that can be customized for you.

Designed in conformance with the International Building Code and ASTM-123, ClearSpan's Hercules Truss Arch Allied Gatorshield® structural steel frames are manufactured to stand up to a minimum of 90 mph winds. Engineered to withstand both balanced and unbalanced snow loads of a minimum of 40 lbs. per sq. ft.; these structures are available from 20' wide to 300' wide and any length desired. 12.5 oz. premium covers come with a 15-year warranty. Many options are available, including entry doors, steel roll-up doors and roll-up sides. Custom premium cover colors are also available.

Our white fabric covers reduce the need for daytime artificial lighting. In addition, the translucent and reflective qualities of the cover provide indoor temperature stability — buildings stay cooler in the summer and warmer in the winter. These benefits provide huge energy savings to you.

Rodents and other unwanted pests have no place to hide or nest in a corner-free ClearSpan structure which means you realize increased health benefits and savings in exterminations and repairs.

Low in cost per square foot, with little or no property taxes, minimal foundation requirements, and easy to maintain — ClearSpan buildings retain their value and can be relocated or expanded as your needs grow or change.



Need a Smaller Building?

ClearSpan can build any size up to 300 ft wide; from start to finish, concept through construction. For smaller warehouse buildings, temporary storage, and manufacturing facilities, ClearSpan recommends our featured partner TekSupply.

Cover All Your Needs

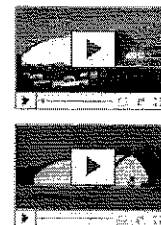
- Maximum Usable Space
- Fast Delivery & Installation
- In-House Financing
- Sustainable Building Features
- Highest Quality-Built to Last
- Versatile - Buildings of 1,000 Uses



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