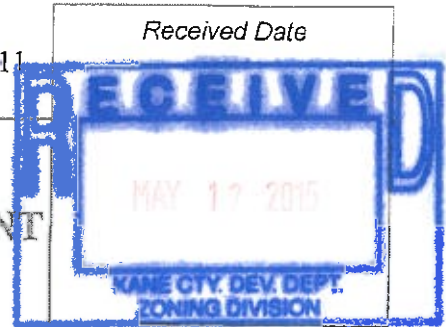


KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411



**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): 01-08-100-003 AND 01-08-200-008 59.014 acres
	Street Address (or common location if no address is assigned): 48W810 MELMS RD HAMPSHIRE, IL 60140

2. Applicant Information:	Name MELMS PARTNERSHIP LLC	Phone (847) 417-8213
	Address 15N009 SHIREWOOD FARM DR	Fax n/a
	HAMPSHIRE, IL 60140	Email jgoff@welchbrothers.com

3. Owner of record information:	Name MELMS PARTNERSHIP LLC	Phone (847) 417-8213
	Address 15N009 SHIREWOOD FARM DR	Fax n/a
	HAMPSHIRE, IL 60140	Email jgoff@welchbrothers.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District Farming

Current use of the property: Cropland

Proposed zoning of the property: F District Farming with a Special Use for Mining Operations

Proposed use of the property: Gravel mining operations

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

See attached site plan exhibits for mining operation and phasing.

Attachment Checklist

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

James Goff _____ Date 5/6/2015
Record Owner

James Goff _____ Date 5/6/2015
Applicant or Authorized Agent

JAMES GOFF



Melms Partnership, LLC
Special Use to allow Gravel Mining

Special Information: Melms Gravel currently mines 58 acres in Hampshire Township. The Special Use for that operation was granted in 2003. Melms Gravel has a valid Mining License and as never had any infractions or complaints. Melms Partnership, LLC purchased this 59 acre property in 2009. It is adjacent to their existing operation. They will be amending their mining license to include this area.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. Unopened mining areas remain in farm production until they are ready to be mined. Portions of the property will return to agriculture after mining is complete. The licensing requirements set for in Article XV of the Kane County Zoning Ordinance require an open body of water remain when mining has occurred below the water table. The Water Resources Dept. has requested a detailed berm plan be submitted during the mining licensing phase to ensure drainage coming to this site is not blocked. Hampshire Township has reviewed this request at has no objection.

Staff recommended Finding of Facts:

1. A new mining license shall be applied for that includes the subject property.
2. A detailed berm plan shall be submitted during the licensing process for review by the Water Resources Dept.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

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.

MELMS GRAVEL LLC
Name of Development/Applicant

5/5/15
Date

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

Surrounding properties are agricultural uses to the north, east and south. Adjacent to the west is the existing Melms Gravel mining operations.

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

Current zoning to the north, east and south is F District Farming. Adjacent to the west is a Special Use for mining operations which is the site is the existing Melms Gravel parcel.

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

The proposed special use for mining operations is an allowable use with a Special Use permit and is compatible with agricultural uses as permitted by right within the F District Farming zoning classification.

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

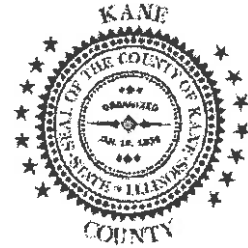
The development trend in this area is static as it remains predominately farmland within the immediate area except for the existing Melms Gravel mining operations adjacent to the west.

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

The Kane County 2030 Land Use Plan illustrates the subject property and surrounding properties as agricultural uses.



Findings of Fact Sheet – Special Use



MELMS GRAVEL LLC
Special Use Request

5/5/15
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.
A perimeter fence will be installed along property lines for the proposed mining expansion area.
The new fences will be connected to and extend from the existing fences around the current Melms Gravel mining operation area. Drainage will be contained onsite and taken to the existing lake to the west within the existing mining operation area. The operation of the proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
The proposed mining expansion area is surrounded by agricultural use land to the north, east and south with existing Melms Gravel mining operations adjacent to the west. There will be a proposed spoil material berm placed along the adjacent agricultural land within a 100 foot setback/buffer area. The proposed mining operations will not be injurious to the use, enjoyment and value of other property in the immediate area.
 8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
The proposed special use reclamation plan is to restore and return the property to useful agricultural lands following the completion of the mining operations. The adjacent properties are predominantly productive agricultural land, therefore the proposed special use will not impede the normal, orderly development and improvement of the surrounding property.
 9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
Onsite temporary gravel access roads will be extended from the west from the existing Melms Gravel mining operations area. Drainage will be directed west to the lower elevation of the existing Melms Gravel lake. Other required mining operations equipment and facilities will be either relocated from onsite, expanded or new equipment will be installed as necessary to facilitate the proposed mining operations expansion.



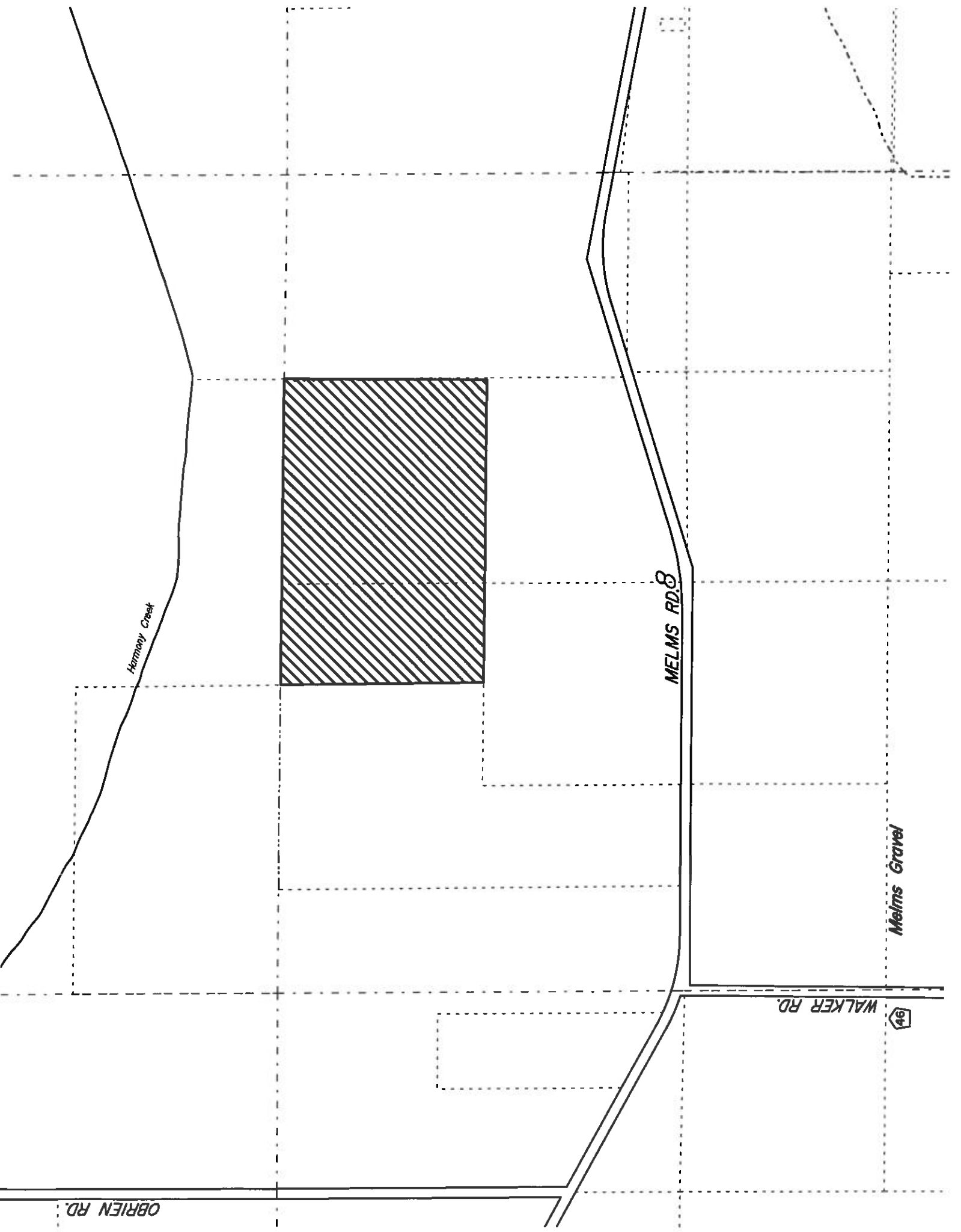
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Vehicular roadway site ingress and egress access will be from Melms Road utilizing the existing Melms Gravel access located approximately 1,265 feet east of Walker Road with an established address of 48W760 Melms Road. This access has been in place for approximately 12 years and will adequately serve the proposed special use for expanded land area with similar seasonal trip generation as in the past.

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

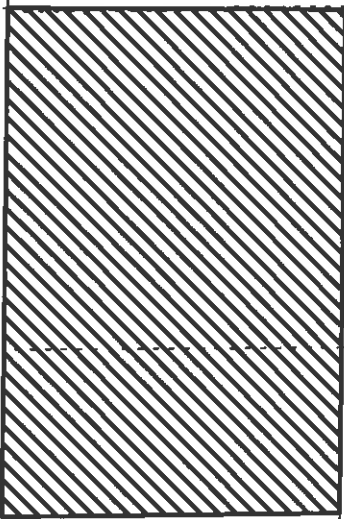
The proposed special use will conform to the regulations of the current F District Farming district which allows for mining operations as a designated special use with license issuance and periodic inspections by Kane County.





O'BRIEN RD.

Harmony Creek



MELMS RD. 8

WALKER RD.

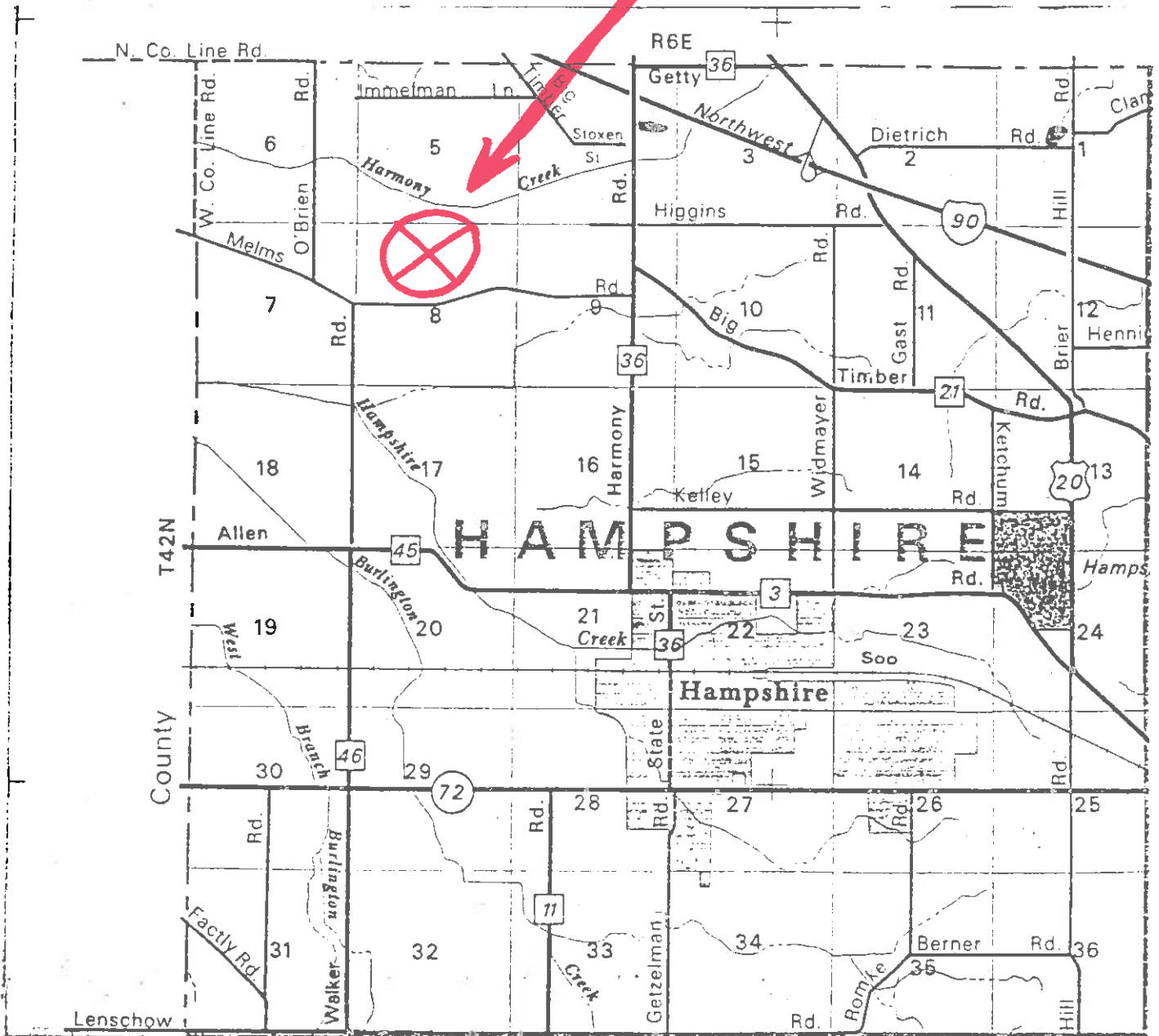
Melms Gravel



HAMPSHIRE twp.

T. 42 N. - R. 6 E

map 1



1 MILE

TOWNSHIP OF HAMPSHIRE
170 MILL AVENUE
HAMPSHIRE, ILLINOIS 60140-9432
PHONE (847) 683-9464 FAX (847) 683-0828

June 10, 2015

Brooke Biewer
Building & Zoning Division
Kane County Development Department
719 Batavia Ave.
Geneva, IL 60134

RE: Melms Gravel LLC

Dear Ms. Biewer:

On June 9, 2015 the Hampshire Township Board of Trustees reviewed the special use zoning change as set forth in your letter dated May 20, 2015. The Board finds no objection to the change from F District Farming to F District Farming with a Special Use for Mining Operations.

Sincerely:



Roger R. Paddock
Deputy Clerk

COUNTY OF KANE

**KANE COUNTY DIVISION OF
ENVIRONMENTAL & WATER
RESOURCES**

Kenneth N. Anderson, Jr, Director

From the desk of:

Jodie L. Wollnik, P.E., CFM



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Direct: (630) 232-3499

Office: (630)232-3497

Fax: (630) 208-3837

e-mail: WollnikJodie@co.kane.il.us

website: <http://www.co.kane.il.us>

MEMORANDUM

TO: Electronic File

FROM: Jodie Wollnik, P.E., CFM

DATE: June 8, 2015

SUBJECT: Zoning Request: Melms Gravel LLC
PIN 01-08-100-003 and 01-08-200-008

Regarding the Zoning request dated May 20, 2015:

Water Resources Comments:

- Depressional storage area on property to the south shall be preserved and drainage maintained
- Overland flood routes for adjacent properties shall be maintained by properly locating breaks in the overburden berms