

Arlene A. Juracek
Mayor



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Village of Mount Prospect

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March 15, 2017

Kevin L. Freeman
Chairman
Cook County Zoning Board of Appeals
118 N. Clark Street
Chicago, Illinois 60602

Re: Patriot Acres-Special Use Request

Dear Chairman Freeman and Zoning Board Members:

The Village of Mount Prospect formally requests that the Cook County Zoning Board of Appeals continue the public hearing for the Patriot Acres special use request at the former Sexton Landfill facility.

Specifically, the Village requests that additional time be granted to conduct neighborhood meetings and expand communication efforts with the general public. The Village further requests that Cook County Zoning Board of Appeals direct the developer to organize and facilitate these meetings.

Furthermore, the Village shares the concerns expressed by Solid Waste Agency of North Cook County (SWANCC) Executive Director David Van Vooren during his January 27, 2017 written testimony on this matter. Specifically, the Village is aware that the proposed Patriot Acres will neither be required to go through the same rigorous permitting process with the State of Illinois as the nearby SWANCC transfer station nor be subject to the same on-going regulatory oversight.

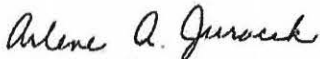
Accordingly, the Village would like to reiterate these concerns and petitions the Zoning Board of Appeals to consider placing appropriate additional conditions upon the requested special use permit:

- Compost facilities are plagued by nuisances such as odors and animals (known technically as "vectors") that are attracted to the facility and that--especially with food scraps--carry materials off of the facility premises to the surrounding properties. The Village requests consideration of a special condition requiring the operator to furnish a plan demonstrating how these nuisances will be abated including sufficient detail to

enable the county to enforce compliance with that plan (e.g., a monitoring schedule for the facility and designation of the department performing the review).

- The hours of operation for the facility are a concern for the area. To protect the neighbors, SWANCC's facility, by permit, has hours of operation for the acceptance of material from 6a.m. to 4p.m. The Village requests consideration of a special condition to match those hours of operation for the compost facility.
- The routes for the delivery trucks are a concern and in particular we wish to avoid additional truck volume through the Village of Mount Prospect. The Village requests consideration of a special condition that the entrance to the compost facility be located on Central Road.
- Communication with the community when there are problems is an important consideration. We request consideration of a special condition that imposes an obligation on the operator of the compost facility to maintain a website and a 24 hour hotline for reporting problems, together with recordkeeping requirements concerning the resolution of those complaints.

Thank you for your consideration of these concerns. If you have any questions, or would like to discuss these concerns in additional detail, please contact us at your convenience.


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Michael J. Cassady
Village Manager