

### 3 | **SITE SUITABILITY**

#### **Project Location**

The proposed PCC HCM Facility is located in Peoria County, approximately 7 miles west of the City of Peoria, approximately 3 miles north of Hanna City, and approximately 2 miles west of the unincorporated community of Edwards, Illinois. Its location is shown on Drawing No. D2.

The proposed HCM Facility will be located within the existing PCCL Facility. The City of Peoria and Peoria County jointly own the PCCL Facility, which currently consists of two separate permitted waste disposal units designated as PCCL No. 1 and PCCL No. 2. A third waste disposal unit, PCCL No. 3, has been granted local siting approval and is currently under Illinois Environmental Protection Agency (IEPA) review for development approval under Log No. 2013-026.

The HCM Facility will be situated to the east of the existing PCCL No. 1, southeast of the existing PCCL No. 2, and southeast of the proposed PCCL No. 3. It is noted that the existing citizens' drop-off area is proposed to be upgraded to offer more recycling and disposal opportunities as part of the proposed PCCL No. 3 permit application. This upgraded area is termed the Citizens' Convenience Center and is proposed within the above referenced PCCL No. 3 Development Permit Application.

#### **Facility Description**

The proposed PCC HCM Facility will have an approximate 11.3 acre facility boundary which will be located within the Peoria City/County Landfill No. 3 facility boundary. The HCM operations building will be located adjacent to the proposed Citizens' Convenience Center.

The legal description and plat of survey for the facility boundary are included within Appendix A. All activities and development necessary for the operation of the PCC HCM Facility will be contained within the defined facility boundary.

#### **Property Zoning and Adjacent Land Uses**

As previously discussed, the proposed PCC HCM Facility is situated to the east of the existing PCCL No. 1, southeast of the existing PCCL No. 2, and southeast of the PCCL No. 3. The HCM Facility boundary will be located within the larger PCCL No. 3 Facility boundary, and function with the PCCL Citizens' Convenience Center that will be constructed as part of PCCL No. 3. The proposed PCC HCM Facility is located within an A-2 zoning district in Peoria County. This zoning district classification generally reflects the surrounding land use character and is compatible with the proposed PCC HCM Facility.

The area to the north of the PCCL Facility is predominantly forested open space and agriculture. The Warsaw Run and Coal Hollow Run ravines, north of the HCM Facility are vegetated with forest and provide an effective visual barrier to the north. The Caterpillar Edwards Demonstration and Learning Center is located approximately 1 mile northeast of the PCCL Facility. On the east, wooded areas, open space and agricultural uses predominate. The Wildlife Prairie State Park is located approximately 1-1/2 miles to the east and is well buffered from the Facility by the intervening topography and woodlands. The area to the west of the PCCL Facility primarily consists of open land (strip mined lands and woodlands) and some agricultural lands. Land to the west of the PCCL Facility has



been extensively strip mined of coal. These areas have been partially reclaimed, and are characterized by steep topography with numerous small lakes. The land use character to the south is similar to that west of the PCCL Facility, (predominantly open space, strip mined lands, woodland, and agricultural). A water ski facility is located immediately south of Cottonwood Road. The closest residential homes are located along Cottonwood Road. These residential areas are mostly buffered by large setbacks, expansive existing vegetation and significant topography.

### **Existing Site Conditions**

The area occupied by the proposed PCC HCM Facility is currently used as a citizens' drop-off area for area residents in conjunction with the currently operated PCCL No. 2. The existing drop-off area allows citizens to discard municipal solid waste in a location away from the active face of the landfill. The area has a graded, gravel base suitable for vehicle traffic, a ramped area, and roll-off containers. The area is proposed to be upgraded into a Citizens' Convenience Center to offer more recycling and disposal opportunities, as described in the proposed PCCL No. 3 permit application. It is anticipated that this construction would occur concurrently with the development of the HCM Facility.

#### *Existing Topography of Site*

The current topography in the location of the proposed PCC HCM Facility is depicted on Drawing No. D3. The proposed facility has a gentle slope with ground elevation ranging from 625 feet above mean sea level (MSL) on the northeast side of the facility to 636 feet above MSL on the west. The citizens' drop-off area has a ramp area that reaches elevation 640 ft MSL and a recessed area for roll-off containers that is located at elevation 628. The lake at the south end of the facility has a normal water level of approximately 625 ft MSL. The existing surface is predominantly gravel and asphalt pavement, providing storage and vehicle maneuvering areas.

#### *Existing Structures*

As shown on Drawing No. D3, the existing citizens' drop-off area, a maintenance building, inbound and outbound scales, and scale house are currently located within the proposed PCC HCM Facility boundary. The existing scale and scale house are currently used for landfilling operations. It is intended that the existing scales and scale house will be used for both future landfilling and HCM operations. The existing maintenance building that is currently located within the HCM Facility Boundary will be razed prior to construction of the HCM Facility. The ramp and roll-off area for the citizens' drop off will be removed and reconfigured as part of the proposed Citizens' Convenience Center.

#### *Existing Utilities*

Utilities currently in existence on the property include electric and telephone. A septic field system is located near the scalehouse. Existing utilities are shown on Drawing No. D3.



## **Location Standards**

### *Residential Properties*

Section 22.14 of the Illinois Environmental Protection Act ("Act") provides that a transfer station may not be established within 1,000 feet of the nearest property zoned for primarily residential uses or within 1000 feet of any dwelling.

The proposed PCC HCM Facility is located approximately 1,447 feet from the nearest dwelling and approximately 6,598 feet from the nearest zoned for primarily residential uses. Please see Appendix B for a map indicating these setbacks. As such, the proposed transfer station complies with Section 22.14 of the Act.

### *100-Year Floodplain Limits*

Flood Insurance Rate Maps (FIRMs), issued by the Federal Emergency Management Agency, were reviewed to ensure that the proposed PCC HCM Facility is not located within a 100-year floodplain.

Based on information contained on the FIRMs, the proposed PCM HCM Facility is not located within the 100-year floodplain. A copy of the map showing the location of the proposed Facility relative to the 100-year floodplain is contained in Appendix B. FIRM rate panels used to create this figure include Panel Numbers 170533 0100 B, 170533 0125B, 170533 0150B, and 170533; all Revised June 1, 1983, published by FEMA. All areas within 1.5 miles from the PCC HCM Facility Boundary are included on the overlay figure.

### *Wetlands and Jurisdictional Waters*

Section 405 of the Clean Water Act prohibits filling within jurisdictional Wetlands or Waters of the United States without authorization from the U.S. Army Corps of Engineers. A review of the National Wetland Inventory Map for the facility indicates that no jurisdictional wetlands will be impacted by facility development. One potential wetland (a freshwater lake) is identified within the PCC HCM Facility Boundary. No filling of the lake is necessary for the construction or operation of the HCM Facility. The location of the proposed PCC HCM Facility relative to identified wetlands in the National Wetland Inventory Map is provided in Appendix B.

### *Archaeologic or Historic Sites*

A Phase I Archaeological Survey of the larger PCCL No. 3 Facility was completed by the Public Service Archaeology and Architecture Program, University of Illinois at Urbana Champaign, in December 2010. This survey included the proposed PCC HCM Facility and found that it does not contain any archeological sites that meet the requirements for National Register Eligibility. Project clearance was recommended and the Illinois Historic Preservation Agency provided a letter of concurrence with the findings of the Phase I Archaeology Survey on January 7, 2011. A copy of this letter and the report are provided in Appendix B.



### *National Landmarks and Natural Areas*

No national landmarks will be impacted as part of construction and operation of the proposed PCC HCM Facility. The closest National Natural Landmark is Funks Grove, which is located more than 40 miles from the Facility.

No Natural Areas will be impacted as part of construction and operation of the proposed PCC HCM Facility. Correspondence received from the Illinois Nature Preserves Commission on Jan. 10, 2011 indicates that no Illinois Nature Preserves are located at the site. A copy of this letter and the report are provided in Appendix B.

### *Threatened or Endangered Species*

The development and operations of the proposed Facility will not impact any endangered or threatened species.

The State of Illinois Ecological Compliance Assessment Tool (EcoCAT) was accessed for records of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, and registered Land and Water Reserves. No records of any of these items were identified in the EcoCAT report as being located at or nearby the Facility. A copy of the EcoCAT report is provided in Appendix B.

### *Regulated Recharge Areas*

The only regulated recharge area in Illinois is the Pleasant Valley Public Water District (PVPWD), according to 35 Ill. Admin. Code Part 617. The PVPWD is located approximately seven miles to the southeast of the proposed Facility. Thus, the Facility is not located within a regulated recharge area. A map showing the proposed Facility and PVPWD locations is provided in Appendix B.

