



#2013-57 Curran Materials Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 4, 2013
<u>Requests:</u>	Special Use Permit for a clean construction and demolition debris fill facility.
<u>Location:</u>	1451 Virginia Road
<u>Acreage:</u>	116 acres
<u>Existing Zoning:</u>	M- Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing – vacant South: M-1 Lake in the Hills East: M Manufacturing West: LITH Airport
<u>Staff Contact:</u>	Michelle Rentzsch (815.356.3615)

Background:

- **Previous Approvals:** 1997, Meyer Materials annexed and zoned this property within the City of Crystal Lake. The zoning approval was for mining activity, which has been conducted the past 15 years.
- **Existing Use:** The site has been predominantly mined and some complementary material processing has occurred and is currently occurring, all in keeping with the 1997 approval.
- **Current Request:** To seek a Special Use Permit for a clean construction and demolition debris (CCDD) fill facility, basically filling in the depressional area over the next approximately 15 years to create a more useable and attractive re-development site.

Development Analysis:

General – CCDD fill consists of uncontaminated concrete, bricks, stone, or reclaimed asphalt pavement generated from construction or demolition activities. The proposed facility has already been reviewed, approved and permitted by the Illinois EPA.

- **Request:** Zoning approval for a CCDD facility on a 116-acre portion of the Curran Contracting site located south and east of Rakow and Pyott Roads.
- **Land Use:** The Comprehensive Land Use map shows the area as Industry. This land use designation would be considered appropriate for the proposed land use.
- **Zoning:** The site is zoned M- Manufacturing. The current SUP request would authorize the CCDD operations. In the future, as the property redevelops upon the at-grade available sites, all development would be required to meet the City's UDO.

Site Layout

- The site shows one full access point off Pyott Road, which would bisect the two redevelopment areas.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing uses. The following goal is applicable to this request:

Land Use - Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is seeking a Special Use Permit for a CCDD facility. Outside of the City's Special Use Permit standards and criteria, the State of Illinois has an detailed process for these facilities.

In Illinois, CCDD operations are governed by Section 22.51 of the Illinois Environmental Protection Act ("Act") as well as regulations adopted by the Illinois Pollution Control Board ("Board") set forth at 35 Illinois Administrative Code Part 1100.

Under the Act and Board regulations, a CCDD fill operation is defined as a former quarry, mine or other excavation where CCDD is used as fill material. CCDD is defined as uncontaminated broken concrete without protruding metal bars, brick, rock, stone, reclaimed or other asphalt pavement, or soil generated from construction or demolition activities. However, it does not include other uncontaminated soil, provided the uncontaminated soil is not commingled with any CCDD or other waste.

In August, 2012, the Board adopted regulations governing the permitting and operating requirements applicable to CCDD fill operations. The regulations require that CCDD fill operations be permitted by the Illinois Environmental Protection Agency ("IEPA"). A person seeking a permit for a CCDD fill operation must file an application with the IEPA. The applicant must submit site location and facility maps along with a narrative description of the facility. Also required is the submittal of a surface water control plan, closure plan as well as a post-closure maintenance plan.

Notification of such application must be provided to the State's Attorneys and the Chairman of the County Board of the county in which the facility is located as well as each member of the General Assembly from legislative districts in which the facility is located as well as the clerk of each municipality located within three miles of the facility. Proof of such notification must be provided with the permit application.

With respect to the permit itself, the IEPA must issue the permit within 90 days after the filing of the application or the permit will be deemed approved. As with any permit, the IEPA cannot issue a permit unless it determines that the operation of the facility will not cause a violation of the Act. The permit cannot be issued for longer than ten years (which would be a shorter period than Curran expected timeframe).

Operating standards under the regulations cover such issues as fill placement, working face and fill elevation limits, and dust, noise and odor controls. The regulations also include significant load checking requirements and certifications to ensure that no unauthorized materials are disposed of at the site. A load checking program is required to include load inspection (routine and random) as well as rejected load procedures. Finally, there are requirements for salvaging operations, closure and post-closure maintenance, record keeping and reporting.

Special Uses require a 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 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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application bind with narrative, IEPA approval and site improvement plans (Curran, received 11/07/13)
2. Ordinance No. 4020, including all approval conditions, remains valid as applicable.
3. The IEPA approval shall be maintained during the length of this Special Use Permit and the activities associated through its approval.
4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # 2013 57

Project Title: Curran Materials Virginia Yard CCDD 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 |

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NOV 07 2013
BY: _____

Petitioner Information

Name: Curran Contracting Company
Address: 286 Memorial Court
Crystal Lake, IL 60014
Phone: (815) 455-5100
Fax: (815) 455-1093
E-mail: bcurran@currangroup.com

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Curran requests a Special Use Permit to operate a Clean Construction and Demolition Debris ("CCDD") fill operation on its property. CCDD fill consists of uncontaminated concrete, bricks, stone, or reclaimed asphalt pavement generated from construction or demolition activities. Curran's proposed fill operation has already been reviewed, approved, and permitted by the Illinois EPA. A copy of this approval is attached. The goal of the project is to raise the elevation of the former quarry on the property to redevelop the property into a productive use.

Project Address/Location: _____
Southwest corner of Rakow & Virginia Roads, Crystal Lake

PIN Number(s): 19-16-100-023, 19-16-100-024, 19-21-200-005, & 19-16-400-002

Development Team

Please include address, phone, fax and e-mail

Developer: Curran Materials Company, ATTN: William Curran, 286 Memorial Ct., Crystal Lake, IL 60012
(815) 455-5100, bcurran@currangroup.com

Architect: N/A

Attorney: Tim Curran, 286 Memorial Ct., Crystal Lake, IL 60012
(815) 455-5100, tcurran@currangroup.com

Engineer: Steven R. Kaminski, Mackie Consultants LLC, 9575 W. Higgins Road, Suite 500
Rosemont, IL 60018, (847) 696-1400

Landscape Architect: N/A

Planner: Steven R. Kaminski, Mackie Consultants LLC, 9575 W. Higgins Road, Suite 500
Rosemont, IL 60018, (847) 696-1400


Surveyor: Mackie Consultants LLC, 9575 W. Higgins Road, Suite 500
Rosemont, IL 60018, (847) 696-1400

Other: _____

Signatures

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 action.

William Curran, Exec. VP, Curran Contracting Company  11-7-13
OWNER: Print and Sign name **Date**

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

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Curran Materials Virginia Road CCDD Fill Facility Narrative

Introduction

The Virginia Road site in Crystal Lake, IL is bounded to the east by Virginia Road, to the North by Rakow Road, to the west by Pyott Road and to the south by Curran's hot mix asphalt plant. The soil fill facility consists of approximately 116 acres in size within this boundary. The site was previously mined for sand and aggregate by another entity before acquisition by Curran Contracting. The Curran hot mix asphalt plant facility also falls within the bounds of the former quarry operation, but is not included in the boundary of this fill facility permit. The site remains substantially surrounded by a 4-5 foot high berm constructed during the mining operation to secure the site from outside vehicular access. CCDD fill limits will be guided by the document "Mine Site Reclamation and Stormwater Master Plan" by Mackie Consultants. That document demonstrates that the final fill grades are at or below adjacent site grades and fall at or below grades existing at the site prior to mining.

Operating Hours

Generally, the facility will be in operation from 6:30 am to 4:30pm daily. Sunday operations will be canceled when no advance notification of traffic is given by CCDD clients. However, because many state and tollway projects require night and weekend work, operational hours may be extended to 24 hours to accommodate seasonal construction demands. Occasions of such after hour operations will be noted in Curran's files and available for IEPA examination upon request.

Section 1100.306 Narrative Elements

The following narrative discussion conforms to Section 1100.306 and maintains that sections subsection letter code:

a.) Soil and CCDD sources and load checking process description:

Soils imported to the facility are expected to primarily originate from construction sites at which Curran is under contract to remove excess CCDD, surplus uncontaminated soils or soils which do not meet the site specific specifications for engineered fill materials (reasons such as excess moisture content or cohesive soil types where granular fill is specified. Peat and topsoil loads not meeting soil PH or PID test clearance will not be accepted.) Curran may also elect to accept CCDD and uncontaminated soils from other contractors at the site.

All imported loads (whether from Curran project sites or another contractor's) will be subject to the site inspection and documentation protocol titled "Virginia Road Yard CCDD and Uncontaminated Soil Fill Facility Procedures", dated April 16, 2013 (enclosed for reference)

b.) Soil Fill Units and Fill Rates: The site is not subdivided into separate units, but will be generally filled from north to south and the stormwater management system (detention and sediment capture) will be constructed in the early phases of the project. The land surfaces portrayed in the closure plan represent 2,300,000 cubic yards of imported soil material and it is expected

that Curran will require 10 to 15 years to complete this fill operation (dependent on construction market conditions).

- c.) Anticipated soil characteristics: Because of typical soils in the region, it is anticipated that the imported soil material will consist of silt, sand and clay. The precise proportions are impossible to anticipate, but will vary depending of the types of projects sending fill to the site. It is unlikely that significant amounts of pure sand will be placed as any such streams of material will likely be segregated for potential reuse later by Curran on other project sites. Therefore, it is likely that the site will consist of a significantly mixed soil matrix of silt, sand and clay. Compacted densities are likely to be on the order of 95-110 pounds per cubic foot.

- d.) Duration: It is anticipated that the site will require 10-15 years to complete fill operations.

- e.) Facility Equipment: The site will require an inspection station consisting of an inspection platform, scale(optional) and personnel trailer and a portable PID meter. A bulldozer (size may vary depending on volume of import) will be used to spread the loads and a vibratory compactor will be present at the site irregularly, depending on needs and soils present. A water truck will visit the site on an as-needed basis for dust control. Some facility equipment is not necessarily dedicated for this site only and may at times be relocated to meet other Curran project goals, but only if such absence will not interfere with site compliance.

- f.) Salvaging: Curran may, at its option, choose to segregate received CCDD materials for productive reuse as construction materials under the following circumstances:
 - a. Curran site inspector identifies an incoming load as homogenous reusable materials
 - i. Homogenous Reusable Materials may be:
 1. Recycled Asphalt Pavement (RAP)
 2. Broken Concrete (no protruding rebar)
 3. Bricks
 4. Sand and/or Gravel
 5. Clay
 6. Topsoil
 7. Aggregate
 - ii. The site inspector will not attempt to separate mixed loads into constituent parts (i.e. clay and aggregate). Mixed loads will not be salvaged.
 - b. A location separate from active filling is available for temporary storage of the material (separated by type).
 - c. The salvaged material will not be held in long term stockpiles within the CCDD site. Salvaged materials will be exported from the designated temporary holding areas within 72 hours of delivery.

- g.) **Perimeter Security:** The site will retain the perimeter berm constructed when the site was operated as a mine until closure for perimeter control. Access locations will be secured with a locked gate and signage shall be posted at all site entry points indicating that only CCDD materials are accepted for use as fill at the site.
- h.) **Operations and Maintenance Critical Equipment:** Of the equipment described in Section e.) above, the elevated inspectors platform and PID meter must be available at all times during site operation. The other equipment described in Section e.) must be present at sufficient frequency to maintain orderly control of filling operations and dust control. Occasional absences that do not interfere with site operations may occur. Maintenance of equipment and facilities will be monitored by the site inspector and repairs needed conducted in a timely manner so as to facilitate compliance with all site regulations.
- i.) **Dust Control:** A water truck will be available to the site from Curran's regional resources and will apply water to unstabilized portions of the site as necessary to suppress dust during site operations and during down periods. Dust will not be permitted to reduce regional visibility or create significant deposition on surfaces downwind. The site inspector will also monitor the public roadway conditions adjacent to the CCDD site and will be authorized to and responsible for procuring street cleaning or sweeping services in the case of tracked soil material present on public roadways adjacent to the site driveway.
- j.) **Noise Control:** Construction equipment used at the site shall meet all state requirements for noise control. The site is not adjacent to residential, retail or recreational facilities sensitive to hours of operation.
- k.) **Internal Roadways and Driveways:** The site will be accessed at one of two driveways onto public roadways over the life of the facility, but in general, only one will be active during any given period of time. The first access site is at Pyott Road on the West side of the site (see the site plan for reference). The second is the existing Virginia Road entrance to the Curran hot mix asphalt plant. No access via Rakow Road is anticipated. The enclosed drawing portrays the access routes to the working CCDD area. Routes within the CCDD area will be change based on progress of the fill. Formal roadways are not anticipated within this area.

Temporary Closure

If the facility has remaining capacity and there is a likely hood for the facility to receive additional CCDD or uncontaminated soil after a period of 1 year from the most recent receipt of CCDD or uncontaminated soil the site is considered closed under IEPA regulations unless the owner applies for an extension (1100.208.a.2).

To apply for an extension the facility operator will demonstrate that the facility has capacity to receive additional CCDD or uncontaminated fill, and their intentions to continue taking all steps necessary to prevent threats to human health and the environment from the facility.

If the facility temporarily suspends operations, the owner/operator will notify the IEPA of the temporary suspension. The following steps to complete a Temporary Closure shall be completed within 6 months after IEPA notification.

1. Within 14 days after notification to the IEPA, the facility will initiate the establishment of ground cover by any combination of temporary seeding, mulching, and/or placement of erosion control blanket. This work shall be performed in accordance with Section 280.04 (f) Temporary Erosion Control Seeding, (g) Temporary Mulch, and (h) Temporary Erosion Control Blanket, of the IDOT Standard Specifications for Road and Bridges (most recent addition). During the period of ground cover establishment, the operator shall perform weekly observation reports to document the effectiveness of the measures used and any additional measures taken to prevent sediment runoff. Once a uniform ground cover of 70% has been established, the operator will continue monitoring and documenting erosion control measures on a monthly basis.
2. Any slopes which exceed 3:1 (H:V) shall be graded to a maximum 3:1 slope. In addition, steps shall be taken to maintain positive drainage. Ditch checks, erosion control blanket, and other best management practices shall be employed to minimize soil erosion (refer to engineering plans for SWPP Plan and Details).
3. A topographic survey of site conditions will be performed to document site elevations at the time of temporary closure to demonstrate remaining capacity at the facility.
4. If any portions of the facility have been filled to capacity at the time of temporary closure, these areas shall be documented and identified as being closed to any future fill when operations restart.
5. Within 30 days after notification to the IEPA, A Temporary Closure report shall be generated to contain at a minimum:
 - a) A summary of the number of loads accepted and the number of loads rejected in the period since the previous Annual Report.
 - b) Amount of CCDD and uncontaminated soil accepted in the period since the previous Annual Report.
 - c) Reason for temporary closure and estimated date facility will reopen.

- d) Any modification affecting the operation of the facility.
- e) The signature of the owner or operator, or the owner or operator's duly authorized agent

End of Operations: Facility Closure

Final Cover

All filled areas must be covered with one foot uncontaminated topsoil within 30 days of the completion of filling or must be covered by a road or structure. Topsoil layer shall be seeded with IDOT Class 4, Native Grass mix and applied in accordance with Section 250, Seeding, of the IDOT Standard Specifications for Road and Bridge Construction, (most recent addition).

Final Slope and Stabilization

The final slopes and contours shall be constructed in accordance with the engineering plans titled "Curran Property, Mine Site Reclamation and Stormwater Master Plan" by Mackie Consultants, dated 09-27-2012, latest revision.

A topographic survey of site conditions will be performed to document site elevations at the time of closure to demonstrate filling has been completed to capacity and clearly identify varying forms of ground cover (vegetated, HMA pavement, etc).

Weekly observation reports shall be completed to document the installation progress of the 1' topsoil layer, and vegetation establishment. Reporting shall continue until an average ground cover of 70% has been established. Erosion and Sediment controls shall be used as appropriate to control sediment runoff as detailed in the engineering plan documents.

IX. CLOSURE PLAN AND POST-CLOSURE

The location of the Curran CCDD site within the City of Crystal Lake and adjacent to significant McHenry County highways as well as the Lake in the Hills airport makes the property an excellent candidate for productive redevelopment as an industrial zoned property.

The enclosed "CCDD Closure and Post Closure Plan" describes the fill elevations and drainage design that will constitute closure of the CCDD facility. At the time of closure, the site will be fully stabilized with vegetated ground cover as required under the NPDES ILR10 erosion control permit for the site. Also shown are specifications for temporary closure and post-closure maintenance requirements under this permit.

After the post closure maintenance period of the CCDD site under IEPA regulations, it is the intent of Curran to request a Plat of Subdivision from the City of Crystal Lake to subdivide the property into industrially zoned properties. This subdivision will allow Curran to sell individual industrial lots for incremental development, which will assure indefinite maintenance of the properties making up the former CCD site after closure.

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION OF
THE CITY OF CRYSTAL LAKE**

**IN THE MATTER OF THE
APPLICATION OF CURRAN
CONTRACTING COMPANY**

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning 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 Curran Contracting Company relating to the property located at the Southwest Corner of Rakow and Virginia Roads in Crystal Lake, Illinois (PIN Nos. 19-16-100-023, 19-16-100-024, 19-16-400-002 & 19-21-200-005).

This application is filed for the purpose of the issuance a Special Use Permit to operate a Clean Construction and Demolition Debris Fill Facility on the property, pursuant to the requirements of Articles 2 and 9 of the Crystal Lake Unified Development Ordinance.

A public meeting before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on December 4, 2013, 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
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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217)782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

2013

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217/524-3301

October 24, 2013

Certified Mail

7012 0470 0001 2972 0451

Curran Contracting Co. and Curran Materials
Attn: Mr. Dan Curran
286 Memorial Court
Crystal Lake, IL 60014

Re: 1118015018 -- McHenry County
Curran Materials Virginia Road CCDD
Permit No. CCDD2013-003
Log No. CCDD2013-003
Expiration Date: September 15, 2023
Clean Construction and Demolition Debris File
Permit Approval

Dear Mr. Dan Curran:

Permit is hereby granted to Curran Contracting Co. as owner and Curran Materials as operator, approving development of a new clean construction or demolition debris (hereinafter CCDD) fill operation all in accordance with the application and plans prepared by Seven R. Kaminski, P.E. of Mackie Consultants, LLC. Final plans, specifications, application, and supporting documents, as submitted and approved, constitute part of this permit and are identified in the records of the Illinois Environmental Protection Agency (Illinois EPA), Bureau of Land, Division of Land Pollution Control by the permit number and log number designated in the heading above.

The application approved by this permit consists of the following documents:

<u>DOCUMENT</u>	<u>DATED</u>	<u>DATE RECEIVED</u>
Original Application Log No. CCDD2013-003	May 1, 2013	May 2, 2013
Additional Information	May 29, 2013	June 3, 2013
	August 26, 2013	August 28, 2013

Permit No. CCDD2013-003-DE/OP approves the development and operation of this CCDD fill operation so as to comply with the applicable requirements of Title 35, Illinois Administrative Code (hereinafter 35 IAC), Subtitle J, Part 1100. This operation includes 116 acres with an "in-place" net fill capacity of approximately 2,300,000 cubic yards of net volume, excluding final cover, and protective soils/air space. The maximum final elevation must not be higher than the

highest point of elevation existing prior to the filling immediately adjacent to the fill area (889 feet Mean Sea Level).

Pursuant to Section 39(a) of Illinois Environmental Protection Act (Act) [415 ILCS 5/39(a)] and 35 IAC, 1100.404(b), this permit is issued subject to the development, operating and reporting requirements for CCDD fill operations in 35 IAC, Part 1100, the standard conditions attached hereto, and the following special conditions. In case of conflict between the permit application and these conditions (both standard and special), the conditions of this permit must govern.

I. OPERATING CONDITIONS

1. The operator must implement the load checking program proposed in the application for Permit No. CCDD2013-003 (Log No. CCDD2013-003). If materials other than CCDD are discovered the load checker must prepare a report describing the results of each inspection. Documentation of the records for the facility must be kept for a minimum of three years at the facility or in some alternative location specified in the Illinois EPA permit. The documentation must be available for inspection and copying by the Illinois EPA upon request during normal business hours. Also, before the end of the operating day the operator must, by facsimile to 217-524-1991, or another method approved by the Illinois EPA, notify the Manager of the BOL Field Operations Section and provide the information described in Special Condition I.2.c
2. Materials other than CCDD must be rejected from the fill facility and the driver of the rejected load must be given a written notice of the following:
 - a. That only CCDD is accepted for use as fill at the facility;
 - b. That the rejected load contains or is suspected to contain material other than CCDD, and that the material must not be taken to another CCDD fill operation and must be properly recycled or disposed of at a permitted landfill;
 - c. That for all inspected loads the owner or operator is required to record, at minimum, the date and time of the inspection, the name of the hauling firm, the name of the driver, the vehicle identification number or license plate number, and the source of the fill and is required to make this information available to the Illinois EPA for inspection; and
 - d. That the Illinois EPA will be informed that this load has been rejected.

3. Operating hours are those hours during which the CCDD may be accepted. For this facility, the operating hours must be limited to 6:30-4:30, Monday through Sunday. If it is required for the facility to be open beyond normal operating hours, a written record of the date(s), times and reason the facility was open must be made part of the operating record for the facility. Adequate lighting must be provided for outdoor activities at the fill operation occurring before sunrise or after sunset.
4. Pursuant to Public Law 96-1416, for soil received for disposal, the follow items must be documented:
 - a. Each LOAD of soil must have the following documentation:
 - i. The name of the hauler;
 - ii. The address of the site of origin;
 - iii. The name of the owner and operator (if any) of the site of origin;
 - iv. The weight or volume of the soil;
 - v. The date the soil was received.
 - b. Confirmation that the soil was not removed from a site as part of a clean up, including, but not limited to, CERCLA, RCRA, LUST, or Site Remediation Program sites;
 - c. Each SITE must be certified uncontaminated by a completed copy of either the LPC 662 or LPC 663 form, depending on the source site;
 - d. The facility must keep these records for at least three years.

II. GENERAL CONDITIONS

1. If changes occur which modify any of the information the permittee has used in obtaining a permit for this facility, the permittee must inform the Illinois EPA's Bureau of Land/Permit Section of the changes. Except for name or addresses changes for individuals or legal entities with ownership or operating interests in this facility, for which notification procedures are described below, any modifications to this permit must be proposed in the form of a permit application, and submitted to the Illinois EPA, pursuant to 35 IAC, Section 1100.410(a). The General Application for CCDD Fill Operation Permit form must be used to propose such changes.
2. The Illinois EPA must be notified of any changes in the names or addresses of either beneficial or legal titleholders to this facility. The notification must be

submitted within fifteen days of the change and must include the name or names of any parties in interest and the address of their place of abode; or, if a corporation, the name and address of its registered agent.

3. Pursuant to 35 IAC, Section 1100.411, an application for permit renewal must be filed with the Illinois EPA at least ninety days prior to the expiration date of this permit.
4. The permittee(s) shall submit a 39(i) certification and supporting documentation within 30 days of any of the following events:
 - a. The owner or officer of the owner, or operator, or any employee who has control over operating decisions regarding the facility has violated federal, State, or local laws, regulations, standards, or ordinances in the operation of waste management facilities or sites; or
 - b. The owner or operator or officer of the owner, or operator, or any employee who has control over operating decisions regarding the facility has been convicted in this or another State of any crime which is a felony under the laws of this State, or conviction of a felony in a federal court; or
 - c. The owner or operator or officer of the owner, or operator, or any employee who has control over operating decisions regarding this facility has committed an act of gross carelessness or incompetence in handling, storing, processing, transporting, or disposing of waste.
 - d. A new person is associated with the owner or operator who can sign the application form(s) or who has control over operating decisions regarding the facility, such as corporate officer or a delegated employee.

III. CLOSURE/POST CLOSURE CARE

1. Per 35 IAC 1100.412(a), the owner or operator must submit a notice of closure to the Illinois EPA within 30 days of completion of filling as defined in 35 IAC 1100.208(a). The facility must be closed in accordance with the closure plan in Application Log No. CCDD2013-003. To obtain the certificate of closure specified in 35 IAC 1100.412(b)(2)(A), the operator must submit an Affidavit for Certification of Closure of a CCDD Fill Operation form accompanied by a General Application for CCDD Fill Operation Permit form to the Illinois EPA.
2. Inspections of the closed CCDD site must be conducted in accordance with the approved post-closure care plan in Application Log No. CCDD2013-003.

Records of field investigations, inspections, sampling and corrective action taken are to be maintained at the site and made available to Illinois EPA personnel. During the post-closure care period, these records are to be maintained at the office of the site operator.

3. The minimum post-closure care period for this clean construction and demolition debris fill operation is one year. Upon completing post-closure care period, to obtain written notification that the permit for this CCDD fill operation is terminated, as specified in 35 IAC 1100.412(c)(2), the operator must submit an Affidavit for Certification of Completion of Post-Closure Care of a CCDD Fill Operation form accompanied by a General Application for CCDD Fill Operation Permit form to the Illinois EPA.

IV. REPORTING REQUIREMENTS

1. By April 1 of each year, the annual report for the previous calendar year must be submitted to the Illinois EPA pursuant to 35 IAC 1100.211 and 1100.203. The annual report must include, at a minimum, the following information:
 - a. A summary of the number of loads accepted and the number of loads rejected during the calendar year
 - b. Proposed activities, including the amount of CCDD expected in the next year;
 - c. Any modification or significant modification affecting operation of the facility; and
 - d. The signature of the operator or duly authorized agent as specified in 35 IAC 1100.303.
 - e. An annual facility map that must have a scale no smaller than one inch equals 200 feet, show the horizontal extent of filled areas as of the date of the map, and show the same information as required for facility plan maps under 35 IAC Section 1100.305(a) through (d).
2. All certifications, logs, reports, plan sheets, notices, and monitoring data, required to be submitted to the Illinois EPA by the permittee must be mailed to the following address:

Illinois Environmental Protection Agency
Permit Section

Bureau of Land -- #33
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

The operator must provide the Illinois EPA with the original and two (2) copies of all certifications, logs, reports and plan sheets required by this permit.

The applicant may appeal this final decision to the Illinois Pollution Control Board pursuant to Section 40 of the Act by filing a petition for a hearing within 35 days after the date of issuance of the final decision. However, the 35-day period may be extended for a period of time not to exceed 90 days by written notice from the applicant and the Illinois EPA within the initial 35-day appeal period. If the owner or operator wishes to receive a 90-day extension, a written request that includes a statement of the date the final decision was received, along with a copy of this decision, must be sent to the Illinois EPA as soon as possible.

For information regarding the request for an extension, please contact:

Illinois Environmental Protection Agency
Division of Legal Counsel
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
217/782-5544

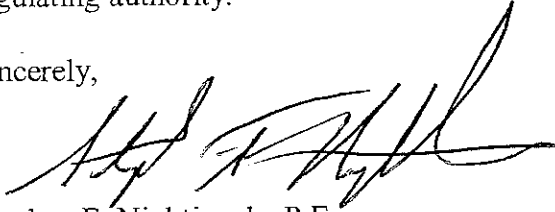
For information regarding the filing of an appeal, please contact:

Illinois Pollution Control Board, Clerk
State of Illinois Center
100 West Randolph, Suite 11-500
Chicago, IL 60601
312/814-3620

Work required by this permit, your application or the regulations may also be subject to other laws governing professional services, such as the Illinois Professional Land Surveyor Act of 1989, the Professional Engineering Practice Act of 1989, the Professional Geologist Licensing Act, and the Structural Engineering Licensing Act of 1989. This permit does not relieve anyone from compliance with these laws and the regulations adopted pursuant to these laws. All work

that falls within the scope and definitions of these laws must be performed in compliance with them. The Illinois EPA may refer any discovered violation of these laws to the appropriate regulating authority.

Sincerely,



Stephen F. Nightingale, P.E.
Manager, Permit Section
Bureau of Land

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CSL

Attachment: Standard Conditions

Cc: Steven R. Kaminski, PE, CFM – Mackie Consultants, LLC

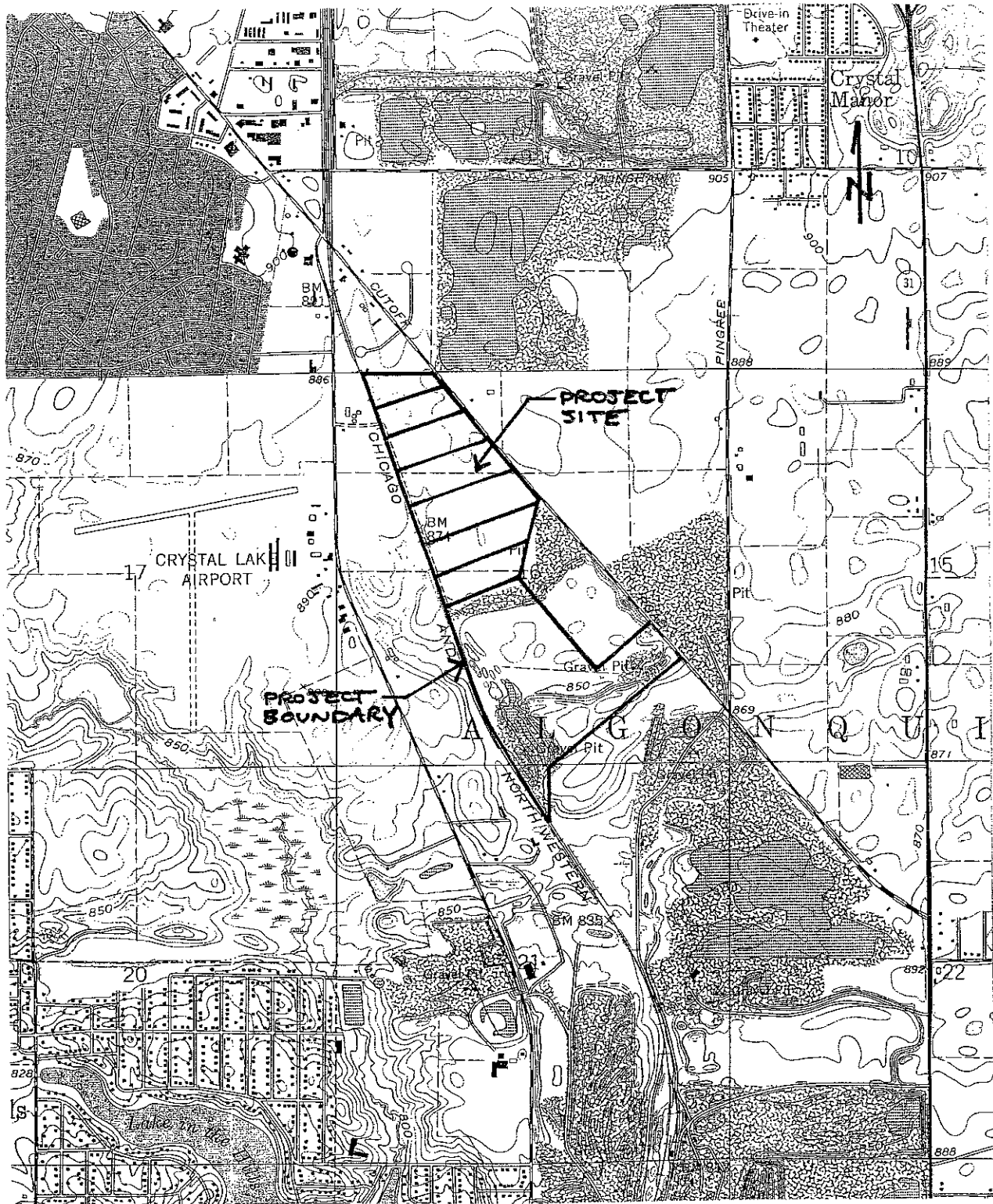
STANDARD CONDITIONS FOR CLEAN CONSTRUCTION OR DEMOLITION DEBRIS
PERMITS
ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
BUREAU OF LAND

The Illinois Environmental Protection Act (415 ILCS 5/1 et seq.) grants the Illinois Environmental Protection Agency authority to impose conditions on permits which it issues.

These standard conditions shall apply to all permits which the Agency issues for Clean Construction or Demolition Debris fill operations which require permits under the Bureau of Land. Special conditions may also be imposed in addition to these standard conditions.

1. Unless this permit has been extended or it has been voided by a newly issued permit, the permit for this Clean Construction or Demolition Debris fill operation will expire ten years after date of issuance.
2. The Clean Construction or Demolition Debris fill operation covered by this permit must comply with applicable provisions of Federal laws and regulations, the Illinois Environmental Protection Act, and Rules and Regulations adopted by the Illinois Pollution Control Board.
3. There shall be no deviations from the approved plans and specifications unless a written request for modification of the project, along with plans and specifications as required, shall have been submitted to the Agency and a supplemental written permit issued.
4. The permittee shall allow any agent duly authorized by the Agency upon the presentation of credentials:
 - a. to enter at reasonable times the permittee's premises where actual or potential effluent, emissions or noise sources are located or where any activity is to be conducted pursuant to this permit.
 - b. to have access to and copy at reasonable times any records required to be kept under the terms and conditions of this permit.
 - c. to inspect at reasonable times, including during any hours of operation of equipment constructed or operated under this permit, such equipment or monitoring methodology or equipment required to be kept, used, operated, calibrated and maintained under this permit.
 - d. to obtain and remove at reasonable times samples from the site.

- e. to enter at reasonable times and utilize any photographic, recording, testing, monitoring or other equipment for the purpose of preserving, testing, monitoring, or recording any activity or occurrence at this site
5. The issuance of this permit:
- a. shall not be considered as in any manner affecting the title of the premises upon which the permitted facilities are to be located;
 - b. does not release the permittee from any liability for damage to person or property caused by or resulting from the construction, maintenance, or operation of the proposed facilities;
 - c. does not release the permittee from compliance with other applicable statutes and regulations of the United States, of the State of Illinois, or with applicable local laws, ordinances and regulations;
 - d. does not take into consideration or attest to the structural stability of any units or parts of the project;
 - e. in no manner implies or suggests that the Agency (or its officers, agents or employees) assumes any liability, directly or indirectly, for any loss due to damage, installation, maintenance, or operation of the proposed equipment or facility.
6. These standard conditions shall prevail unless modified by special conditions.
7. The Agency may file a complaint with the Board for modification, suspension or revocation of a permit:
- a. upon discovery that the permit application contained misrepresentations, misinformation or false statements or that all relevant facts were not disclosed; or
 - b. upon finding that any standard or special conditions have been violated; or
 - c. upon any violation of the Environmental Protection Act or any Rule or Regulation effective thereunder as a result of the construction or development authorized by this permit.



USGS MAP
 CRYSTAL LAKE QUADRANGLE
 SCALE: 1"=2000'



Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1400
 www.mackieconsult.com

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shall not, in any manner, become directly or indirectly involved with the annexation of the aforesaid jurisdictional territory of the other municipality, except as provided herein regarding disconnection of certain properties as within this agreement within Paragraph 4. Except as provided for in Paragraph 4, in the event that either municipality is contacted by any person in connection with any matter involving the aforesaid jurisdictional territory of the other municipality, the contacted municipality shall immediately refer such person to the other municipality for exclusive disposition thereof.

2. Each party agrees to require by Resolution, the furnishing to the other of notice by the property owner or petitioner of all formal petitions for the annexation, zoning, platting and/or subdividing any parcel of land located within 300 feet of the other Party's boundary established by this Agreement. Such notice shall be required to be sent to the other party by the property owner or petitioner at least 10 days prior to the first public meeting or hearing on the matter so that it may comment on the proposal and appear as an interested party and be heard. Comments, consideration and input may pertain to, but shall not be restricted to site access, storm water management, building materials, landscaping, buffering, signage, lighting, limitations regarding direct street access where the boundary line coincides with street right-of-way setbacks, design criteria and similar site specific features.
3. The parties recognize that the property identified as the "Western Rothschild Parcel" on Exhibit A will be, at some future date, annexed to Crystal Lake. Crystal Lake agrees that it will not approve any uses allowed as a permitted use or a special use that are solely allowed in the B-1, B-2, B-3, B-4 or M zoning categories as provided for in the City of Crystal Lake Zoning Ordinance as it exists as of the date of this agreement.
4. Lake in the Hills shall adopt an ordinance substantially similar to the ordinance attached to this Agreement as Exhibit B (the "Disconnection Ordinance"), and shall take all such other actions as may be necessary or appropriate, to disconnect the parcels as depicted on Exhibit C from the corporate limits of Lake in the Hills. The Disconnection Ordinance(s) shall be adopted not earlier than the 30th day, and not later than the 60th day, after Lake in the Hills receives a petition complying with Section 7-3-4 of the Illinois Municipal Code, 65 ILCS 5/7-3-4, requesting disconnection of the parcel(s). The obligations of the Village of Lake in the Hills to disconnect property under this paragraph are specifically conditioned upon the owner(s) of the property(s) listed on Exhibit C filing with the Village petition(s) to disconnect from the Village within 18 months of the date of this Agreement. Any property not petitioning to disconnect from the Village within 18 months of this Agreement shall remain within the corporate boundaries of Village of Lake in the Hills.
5. Lake in the Hills intends to acquire a portion of the property depicted in Exhibit D, for (1) the purpose of relocating the existing runway, not to exceed 3,801 feet in total pavement and/or runway length at any time, at the Airport, (2) the purpose of realigning Pyott Road, and (3) other related right of way and airport uses as depicted on Exhibit E. Without limiting the other provisions of this Agreement, and with the exception of any

13. This Agreement and the exhibits attached hereto constitute the complete agreement of the parties regarding the matters set forth herein and shall supersede and nullify all prior drafts and agreements concerning such matters.
14. Exhibits A through G attached to this Agreement are incorporated herein and made a part of this Agreement by this Subsection.
15. No amendment to or modification of this Agreement shall be effective unless and until it is in writing and is approved by the Lake in the Hills corporate authorities and the Crystal Lake corporate authorities, and executed and delivered by the authorized representatives of Lake in the Hills and Crystal Lake all in the manner required by law.
16. Any notice or other communication required or permitted to be given under this Agreement shall be in writing, and shall be deemed delivered to and received by the addressee thereof when delivered in person at the address set forth below, or seven business days after deposit thereof in any main or branch United States Post Office, certified or registered mail, return receipt requested, postage prepaid, properly addressed to the parties, respectively, as follows:

For notices and communications to Lake in the Hills:

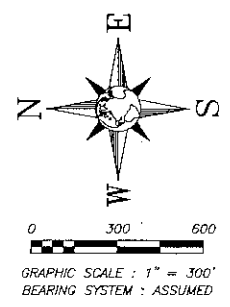
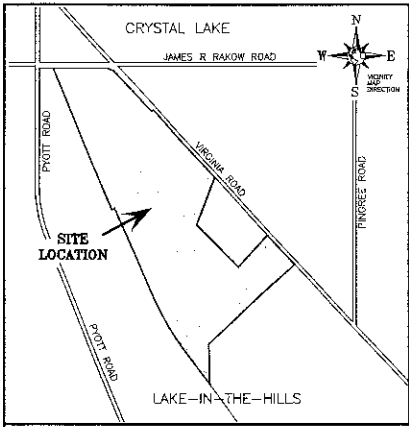
Village of Lake in the Hills
1115 Crystal Lake Road
Lake in the Hills, Illinois 60156
Attention: Village Administrator

For notices and communications to Crystal Lake:

City of Crystal Lake
100 W. Municipal Complex
Crystal Lake, Illinois 60014
Attention: City Manager

By notice complying with the foregoing requirements of this Subsection, each party shall have the right to change the address or addressee or both for all future notices and communications to such party, but no notice of change of address shall be effective until actually received.

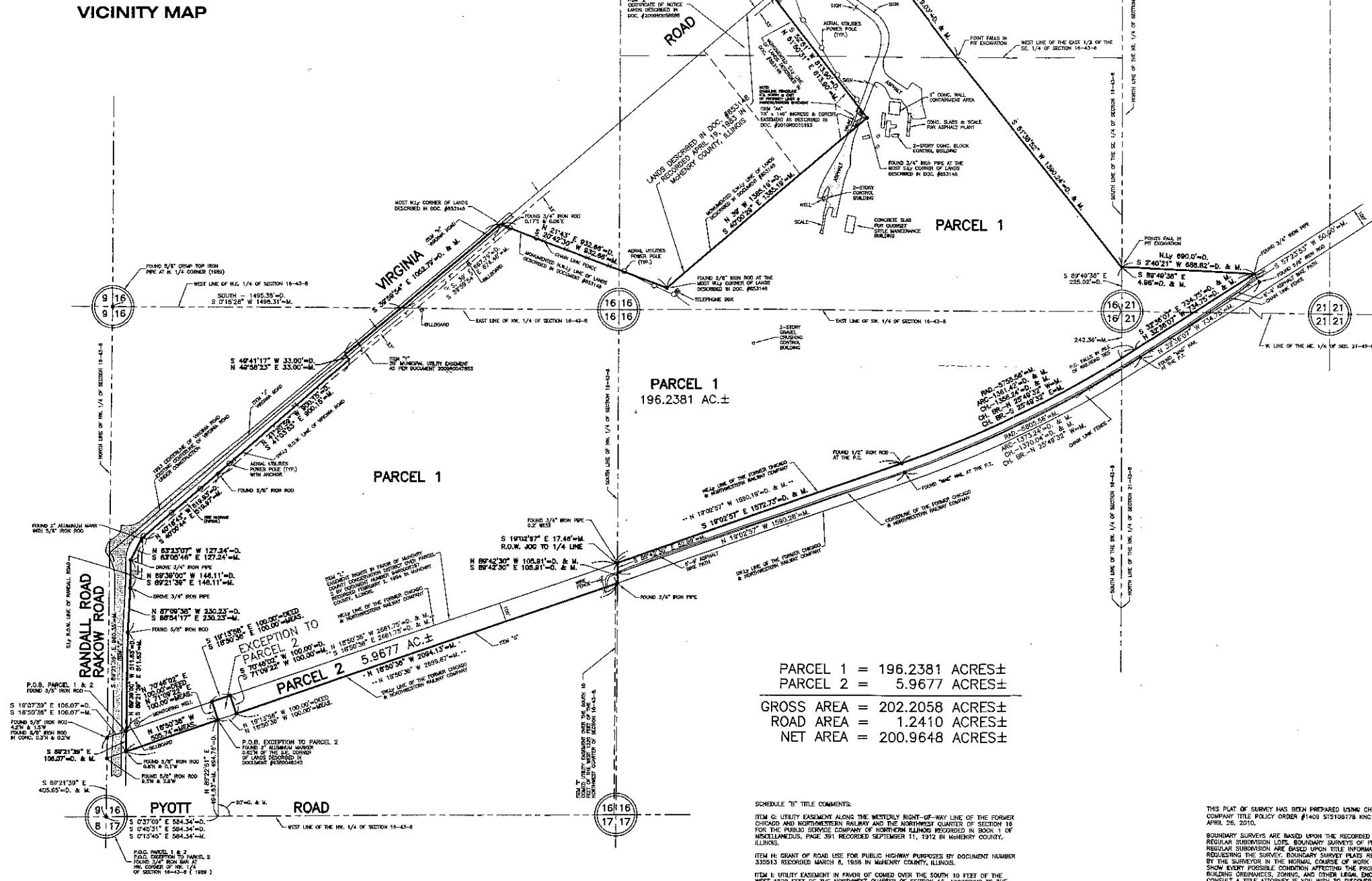
17. This Agreement and the rights of the parties hereunder shall be governed by, and construed, interpreted, and enforced in accordance with, the internal laws, and not the conflict of law rules of the State of Illinois.



ALTA / ACSM LAND TITLE SURVEY

PARCEL 1
 THAT PART OF SECTION 16 AND THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 405.65 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 16 TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 18 DEGREES, 50 MINUTES, 38 SECONDS EAST, 106.07 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL ROAD, FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 511.65 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 146.11 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 43 DEGREES, 05 MINUTES, 46 SECONDS EAST, 127.24 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL ROAD TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VIRGINIA ROAD; THENCE SOUTH 40 DEGREES, 00 MINUTES, 44 SECONDS EAST, 519.97 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 41 DEGREES, 03 MINUTES, 53 SECONDS EAST, 900.15 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VIRGINIA ROAD TO A POINT; THENCE NORTH 49 DEGREES, 58 MINUTES, 23 SECONDS EAST, 33.00 FEET TO A POINT ON THE EXISTING CENTERLINE OF VIRGINIA ROAD; THENCE SOUTH 39 DEGREES, 59 MINUTES, 54 SECONDS EAST, 1052.75 FEET ALONG SAID CENTERLINE TO THE MOST NORTHERLY CORNER OF LANDS DESCRIBED IN DOCUMENT #853148 AND RECORDED IN McHENRY COUNTY, ILLINOIS, AS MONUMENTED; THENCE SOUTH 29 DEGREES, 42 MINUTES, 42 SECONDS WEST, 30 SECONDS WEST, 932.66 FEET ALONG THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN SAID DOCUMENT #853148 AS MONUMENTED, TO THE MOST WESTERLY CORNER OF SAID DOCUMENT; THENCE SOUTH 40 DEGREES, 00 MINUTES, 28 SECONDS EAST, 1365.19 FEET ALONG THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN SAID DOCUMENT AS MONUMENTED, TO THE MOST SOUTHERLY CORNER OF LANDS DESCRIBED IN SAID DOCUMENT; THENCE NORTH 51 DEGREES, 50 MINUTES, 21 SECONDS EAST, 813.90 FEET ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN SAID DOCUMENT AS MONUMENTED, TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN DOCUMENT #853148 (SAID POINT ALSO BEING ON THE EXISTING CENTERLINE OF VIRGINIA ROAD); THENCE SOUTH 40 DEGREES, 00 MINUTES, 29 SECONDS EAST, 576.30 FEET ALONG SAID CENTERLINE OF VIRGINIA ROAD; THENCE SOUTH 32 DEGREES, 28 MINUTES, 46 SECONDS WEST, 679.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 51 DEGREES, 38 MINUTES, 52 SECONDS WEST, 1390.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16 (SAID POINT BEING SOUTH 89 DEGREES, 49 MINUTES, 38 SECONDS EAST, 225.02 FEET FROM THE SOUTH QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 16); THENCE SOUTH 89 DEGREES, 49 MINUTES, 38 SECONDS EAST, 4.98 FEET ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 2 DEGREES, 40 MINUTES, 21 SECONDS WEST, 688.82 FEET TO A POINT OF INTERSECTION WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTH 32 DEGREES, 39 MINUTES, 07 SECONDS WEST, 734.75 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 5755.56 FEET, FOR AN ARC DISTANCE OF 1361.42 FEET (SAID CURVE HAVING A CHORD BEARING OF NORTH 25 DEGREES, 49 MINUTES, 32 SECONDS WEST AND A CHORD DISTANCE OF 1358.24 FEET) TO A POINT OF TANGENCY; THENCE NORTH 19 DEGREES, 02 MINUTES, 57 SECONDS WEST, 189.19 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A JOG IN SAID LINE; THENCE NORTH 18 DEGREES, 50 MINUTES, 38 SECONDS WEST, 2881.75 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO THE POINT OF BEGINNING. PARCEL CONTAINING 196.2381 ACRES, MORE OR LESS, IN McHENRY COUNTY, ILLINOIS.

PARCEL 2
 THAT PART OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 405.65 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 16 TO THE NORTHEASTERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES, 50 MINUTES, 38 SECONDS EAST, 106.07 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL ROAD (ALSO KNOWN AS RAKOW ROAD), FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 511.65 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A JOG IN SAID LINE; THENCE SOUTH 19 DEGREES, 02 MINUTES, 57 SECONDS EAST, 17.46 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT LOCATED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES, 42 MINUTES, 30 SECONDS WEST, 103.91 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE NORTH 18 DEGREES, 50 MINUTES, 38 SECONDS WEST, 2881.75 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL ROAD; THENCE SOUTH 89 DEGREES, 21 MINUTES, 39 SECONDS EAST, 106.07 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RANDALL ROAD, TO THE PLACE OF BEGINNING. (EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 16 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 0 DEGREES, 37 MINUTES, 06 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, FOR A DISTANCE OF 584.34 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 51 SECONDS EAST PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 16, FOR A DISTANCE OF 494.76 FEET, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT-OF-WAY AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED BY TRUSTEE'S DEED RECORDED AUGUST 16, 1993, AS DOCUMENT NUMBER 1711100335J. THENCE NORTH 89 DEGREES, 22 MINUTES, 51 SECONDS EAST, PERPENDICULAR TO SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY LINE OF SAID RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 19 DEGREES, 13 MINUTES, 58 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 70 DEGREES, 46 MINUTES, 02 SECONDS WEST, FOR A DISTANCE OF 100.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE NORTH 19 DEGREES, 13 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 5.9677 ACRES, MORE OR LESS, IN McHENRY COUNTY, ILLINOIS.



PARCEL 1 = 196.2381 ACRES±
 PARCEL 2 = 5.9677 ACRES±
 GROSS AREA = 202.2058 ACRES±
 ROAD AREA = 1.2410 ACRES±
 NET AREA = 200.9648 ACRES±

INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)
 ABBREVIATIONS:
 = R. DISTANCE ON RECORDED PLAT OF SUBDIVISION
 = REC. DISTANCE ON RECORDED PLAT OF SUBDIVISION
 = M. MEASURED OR CALCULATED DISTANCE
 = M.C.S. MEASURED OR CALCULATED DISTANCE
 = RADIUS
 = ARC LENGTH
 = CHORD LENGTH
 = CONC. CONCRETE
 = P.O.B. POINT OF BEGINNING
 = P.O.C. POINT OF COMMENCEMENT
 = V.V. WATERMAIN VALVE VAULT

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 1711100335J, 1711100329J, which bears an effective date of **NOVEMBER 18, 2006**, and is considered a Special Flood Hazard Area, with a 0.02% to 1% chance of flooding. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCHEDULE "B" TITLE COMMENTS:
 ITEM G: UTILITY EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY AND THE NORTHWEST QUARTER OF SECTION 16 FOR THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS RECORDED IN BOOK 1 OF MISCELLANEOUS, PAGE 391 RECORDED SEPTEMBER 11, 1912 IN McHENRY COUNTY, ILLINOIS.
 ITEM H: GRANT OF ROAD USE FOR PUBLIC HIGHWAY PURPOSES BY DOCUMENT NUMBER 335513 RECORDED MARCH 5, 1958 IN McHENRY COUNTY, ILLINOIS.
 ITEM I: UTILITY EASEMENT IN FAVOR OF COMED OVER THE SOUTH 10 FEET OF THE WEST 120 FEET OF THE NORTHWEST QUARTER OF SECTION 16, ACCORDING TO THE DOCUMENT NUMBER 370831 RECORDED JUNE 15, 1960 IN McHENRY COUNTY, ILLINOIS.
 ITEM J: RIGHTS OF THROUGH PASSAGE OF DRAIN TILES, FEEDERS, DITCHES, LATERALS AND UNDERGROUND PIPES. (NOT A REQUIREMENT OF THIS SURVEY).
 ITEM K: EASEMENT RIGHTS GRANTED TO McHENRY COUNTY CONSERVATION DISTRICT OVER PARCEL 2 BY QUI PRO DEED RECORDED FEBRUARY 2, 1994 AS DOCUMENT NUMBER 180000797 IN McHENRY COUNTY, ILLINOIS.
 ITEM L: RESERVATIONS TO THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY ASSOCIATED WITH DOCUMENT NUMBERS 930577 AND 880030141 RECORDED IN McHENRY COUNTY, ILLINOIS.
 ITEM M: RIGHTS OF ADDRESSES TO UNINTERRUPTED FLOW OF THE WATERS OF THE STATE OF ILLINOIS, THAT MAY CROSS PREMISES. (NOT A REQUIREMENT OF THIS SURVEY).

THIS PLAT OF SURVEY HAS BEEN PREPARED USING CHICAGO TITLE INSURANCE COMPANY TITLE POLICY ORDER #1400 575105178 AND WITH AN EFFECTIVE DATE OF APRIL 26, 2010.
 BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, EASEMENTS, SERVITUDES, BUILDING ENCUMBRANCES, ZONING, AND OTHER LEGAL ENCUMBRANCES MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY.
 REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DEFICIENCY TO THE SURVEYOR.
 2005 ALTA/ACSM TABLE A ITEM 15: ALL OF THE PHYSICAL FEATURES SHOWN ON THIS PLAT WERE LOCATED ON THE GROUND.
 BUILDING THE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.
 DUE TO CONTINUED ROAD CONSTRUCTION/GRADING IN AND ALONG VIRGINIA ROAD, MISSING OR DESTROYED PROPERTY CORNERS WERE NOT RESET.
 H.C. SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION.
 ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NUMBER 184-004846 EXPIRES : 04/30/2011

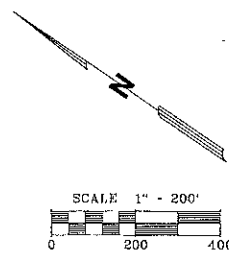
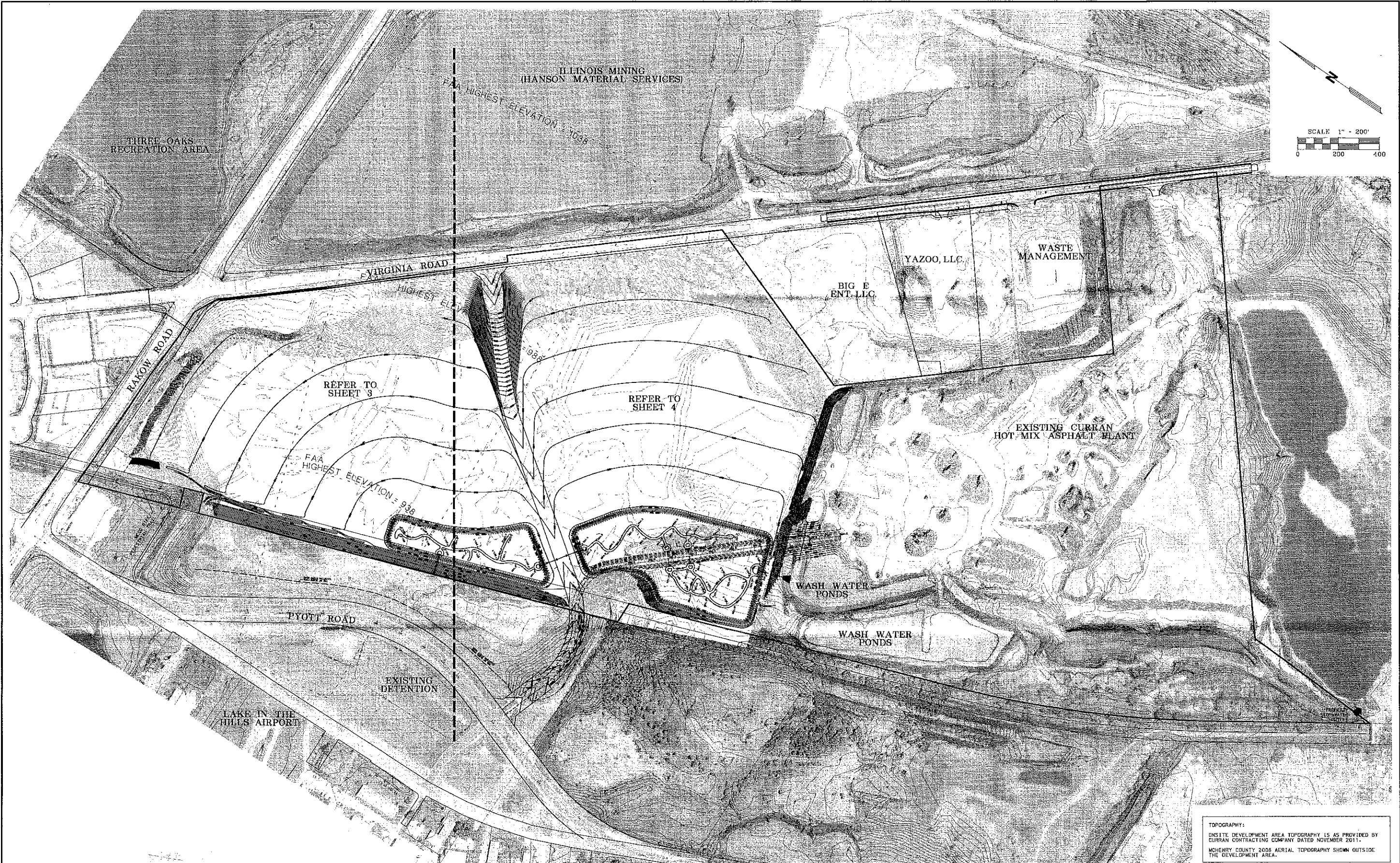
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State of Illinois
 County of McHenry
 To: CHICAGO TITLE INSURANCE COMPANY
 MEYER MATERIAL COMPANY
 CURRAN GROUP, INC.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
 Dated this 27th day of May, 2010 at McHenry, Illinois.

Terry L. Von Alstine
 Illinois Professional Land Surveyor No. 35-3055
 License renewal date : 11-30-2010

ALTA / ACSM LAND TITLE SURVEY		MEYER MATERIAL - CURRAN GROUP, INC.	
SCALE: 1" = 300'	REVISIONS	DATE: MAY 27, 2010	1/28/2010 LEGAL ONLY
DATE OF FIELD WORK: 5-25-2010		DATE OF PLOTTING: 5-25-2010	
DRAWN BY: BHP	CHECKED BY: TVA	JOB NO. 2010-105 ALTA	





TOPOGRAPHY:
 ON-SITE DEVELOPMENT AREA TOPOGRAPHY IS AS PROVIDED BY
 CURRAN CONTRACTING COMPANY DATED NOVEMBER 2011.
 MCHEERY COUNTY 2008 AERIAL TOPOGRAPHY SHOWN OUTSIDE
 THE DEVELOPMENT AREA.

Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (647) 696-1400
 www.mackieconsult.com

CLIENT:
CURRAN CONTRACTING COMPANY
 286 MEMORIAL COURT
 CRYSTAL LAKE, ILLINOIS 60014
 PHONE: 815-455-5100 FAX: 815-455-7894

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	RJB
DRAWN	WHM
APPROVED	SRK
DATE	09-27-12
SCALE	1" = 200'

OVERALL SITE PLAN
CURRAN PROPERTY
CRYSTAL LAKE, ILLINOIS

SHEET
2 OF 8
 PROJECT NUMBER: 1932
 © MACKIE CONSULTANTS LLC, 2012
 ILLINOIS FIRM LICENSE 194-002694

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TOPOGRAPHY:
 ON-SITE DEVELOPMENT AREA TOPOGRAPHY IS AS PROVIDED BY
 CURRAN CONTRACTING COMPANY DATED NOVEMBER 2011.
 MCHEERY COUNTY 2006 AERIAL TOPOGRAPHY SHOWN OUTSIDE
 THE DEVELOPMENT AREA.



- GRADING PLAN GENERAL NOTES**
1. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 2. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 3. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 4. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 5. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.
- UNDERGROUND UTILITY GENERAL NOTES**
1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 2. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
 3. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
 4. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 5. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 6. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 7. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

MATCHLINE - SEE SHEET 4

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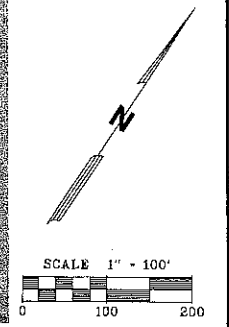
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DESIGNED	RUB
DRAWN	WHM
APPROVED	SRK
DATE	09-27-12

**GRADING AND UTILITIES - NORTH
 CURRAN PROPERTY**

MATCHLINE - SEE SHEET 3



LEGEND

TEMPORARY	
TEMPORARY STORM SEWER	---
TEMPORARY FLARED END SECTION	---
TEMPORARY HAUL ROAD	---
TEMPORARY HAUL ROAD GRADING	XXX

DETENTION SUMMARY

DETENTION VOLUME REQUIRED (100YR)	51.68 AC-FT
DETENTION VOLUME PROVIDED (100YR)	52.80 AC-FT
DETENTION VOLUME REQUIRED (2YR)	17.50 AC-FT
DETENTION VOLUME PROVIDED (2YR)	18.58 AC-FT
100YR DISCHARGE	34.18 CFS AT ELEVATION 760.0
2YR DISCHARGE	9.1 CFS AT ELEVATION 756.9
TOTAL WATERSHED	227.7 AC
ONSITE TRIBUTARY AREA	116.0 AC

**REFER TO SHEET 3
GENERAL NOTES**

TOPOGRAPHY:
ONSITE DEVELOPMENT AREA TOPOGRAPHY IS AS PROVIDED BY CURRAN CONTRACTING COMPANY DATED NOVEMBER 2011.
MCHEMRY COUNTY 2008 AERIAL TOPOGRAPHY SHOWN OUTSIDE THE DEVELOPMENT AREA.



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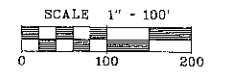
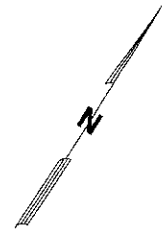
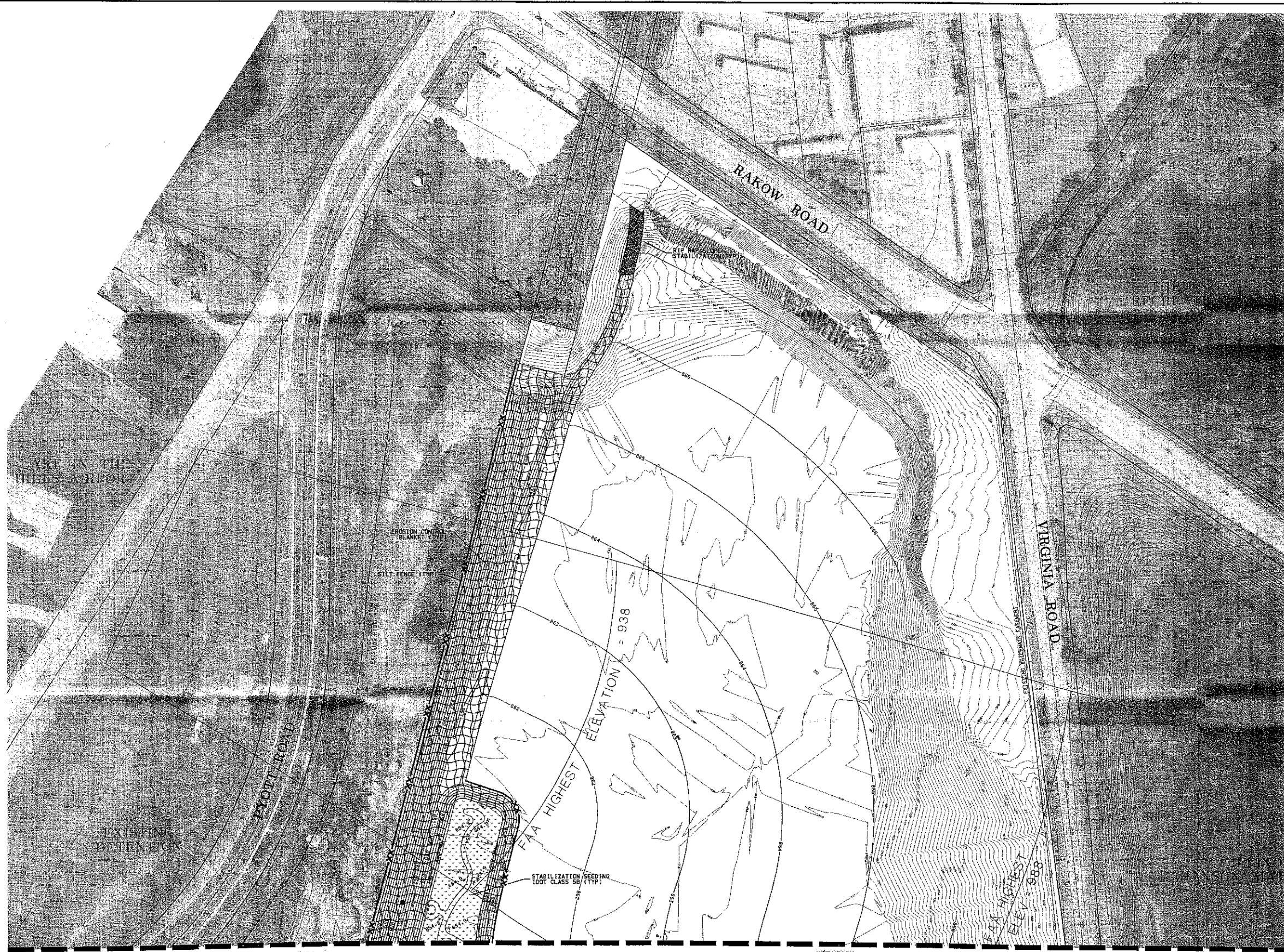
DATE	DESCRIPTION OF REVISION	BY
8-23-13	IEPA COMMENTS	RJB
10-01-12	REVISED PER CLIENT COMMENTS	SRK

DESIGNED	RJB
DRAWN	WHM
APPROVED	SRK
DATE	09-27-12
SCALE	1" = 100'

**GRADING AND UTILITIES - SOUTH
CURRAN PROPERTY
CRYSTAL LAKE, ILLINOIS**

SHEET
4 OF 8
PROJECT NUMBER: 1932
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LEGEND

- SILT FENCE --XX--
 - EROSION CONTROL BLANKET (NORTH AMERICAN GREEN STSN OR APPROVED EQUAL)
 - RIP RAP SLOPE STABILIZATION
 - STABILIZATION SEEDING (DOT CLASS SB WETLAN FORB MIX)
 - STABILIZATION SEEDING (DOT CLASS 4 NATIVE GRASS / MIX)
 - RIP-RAP
- THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- WASTE MANAGEMENT
 - CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
 - SEDIMENT TRAPS
 - DUST CONTROL
 - ALLOWABLE FERTILIZING OPERATIONS.
- DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 7.
- THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 7 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
 - VEHICLE STORAGE AND MAINTENANCE
 - MATERIAL STORAGE
 - SANITARY STATIONS
 - SPILL PREVENTION

GENERAL INFORMATION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL".

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT YET BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT AMENDMENTS TO THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

COPIES OF THIS PERMIT AND ALL REVISIONS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO OBTAIN THE PERMIT, SHALL BE KEPT ON THE CONSTRUCTION SITE FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE BEGINS OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.G (SIGNATORY REQUIREMENTS) OF THE PERMIT.

MATCHLINE - SEE SHEET 6

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DESIGNED	RJB
DRAWN	WHM
APPROVED	SRK
DATE	09-27-12
SCALE	AS SHOWN
DATE	DESCRIPTION OF REVISION

STORMWATER POLLUTION PREVENTION PLAN - NORTH
CURRAN PROPERTY
 CRYSTAL LAKE, ILLINOIS

SHEET
5 OF 8
 PROJECT NUMBER: 1932

GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR IN THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (ISSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - CITY OF CRYSTAL LAKE
 - MCHEMERY COUNTY DIVISION OF TRANSPORTATION
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- THE CITY OF CRYSTAL LAKE MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.C. AT 1-800-892-0123.

C. GENERAL NOTES

- THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE.

D. EXCAVATION AND SITE GRADING

- ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS AS NOTED ON THE CROSS SECTION SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL. MATERIAL SHALL HAVE A COEFFICIENT OF PERMEABILITY OF LESS THAN 1×10^{-7} CM/SEC. MAXIMUM PARTICLE SIZE SHALL BE 4-INCHES. THESE MATERIALS WILL BE PRACTICALLY IMPERVIOUS. MATERIAL SHALL BE TESTED FOR CLASSIFICATION, COMPACTION CHARACTERISTICS, PERMEABILITY CHARACTERISTICS AND UNCONFINED COMPRESSIVE STRENGTH, IN ORDER TO ENSURE THAT THEY MEET THE ABOVE REQUIREMENTS.

THE MATERIAL SHALL BE CL TYPE (USING THE USC CLASSIFICATION SYSTEM, ASTM D2487) AND FREE FROM GRAVEL, ROOTS, ORGANIC MATTER, AND ANY OTHER OBJECTIONABLE MATERIALS.

THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.
- NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE TEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.

- ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.
- SITE WILL OPERATE AS A CCDD FILL OPERATION IN COMPLIANCE WITH TITLE 35: ENVIRONMENT PROTECTION, SUBTITLE 4: CLEAN CONSTRUCTION OR DEMOLITION DEBRIS, CHAPTER 1: POLLUTION CONTROL BOARD, PART 1100, SUBPART B: OPERATING STANDARDS FOR CCDD FILL OPERATIONS.

E. STORM SEWER

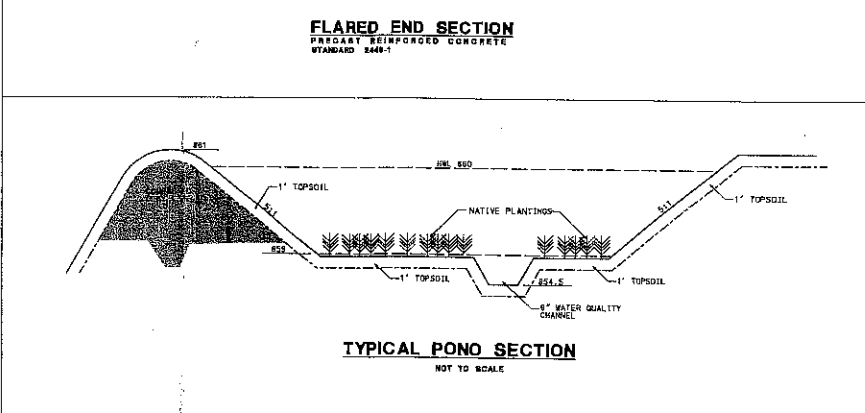
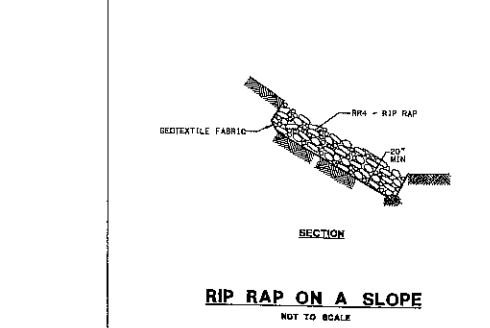
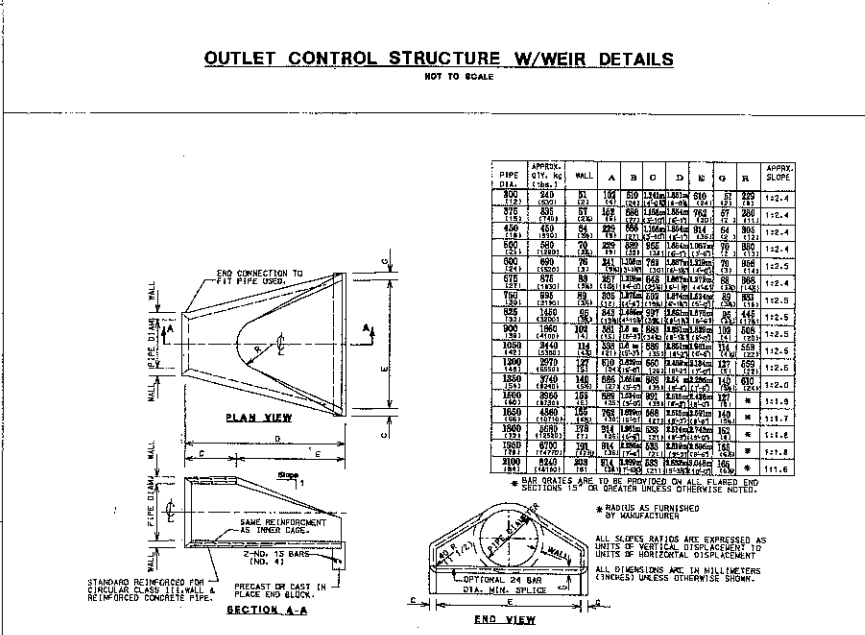
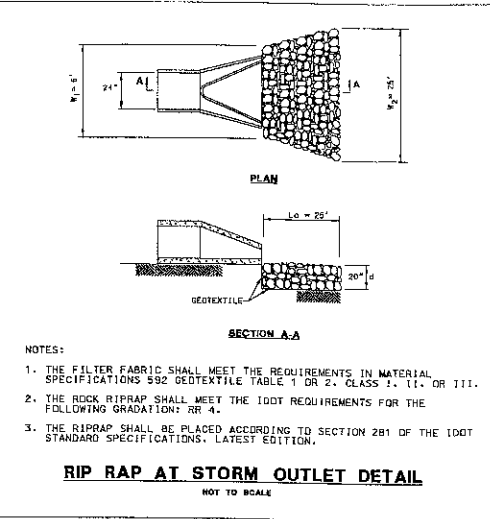
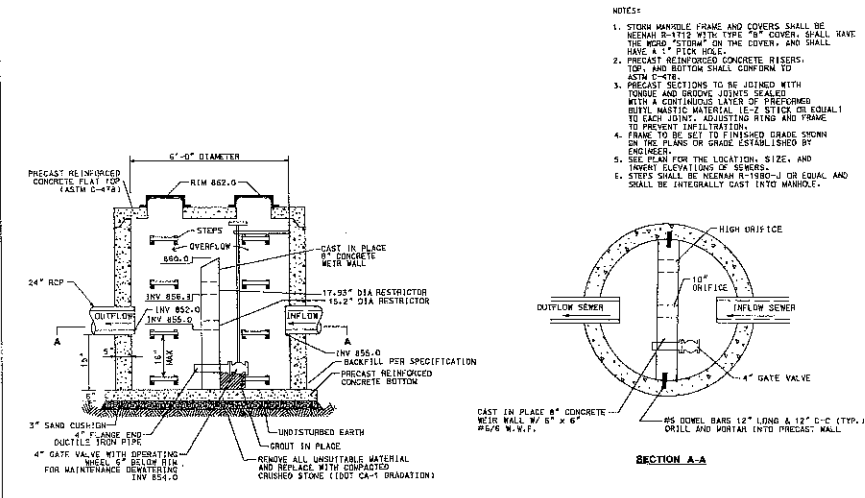
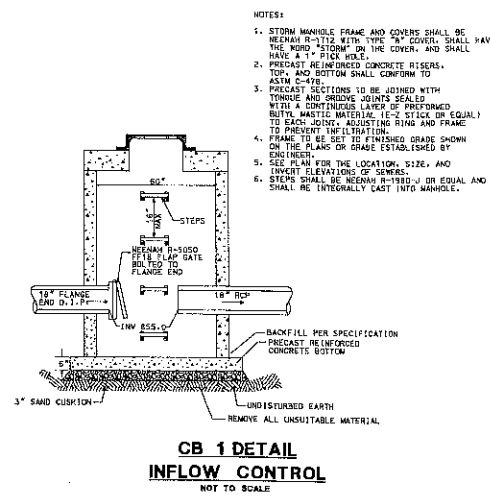
- ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- STORM SEWERS SHALL BE:
 - REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS III WITH MASTIC JOINTS OR D-RING JOINTS IN ACCORDANCE TO ASTM C-443.
- GRANULAR PIPE BEDDING MATERIAL SHALL BE CRUSHED STONE, GRADATION CA-11 AND SHALL BE INSTALLED PER ASTM D2321-89. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

F. EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN.
- REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILED SPECIFICATIONS.

G. LANDSCAPING

- ALL DISTURBED AREAS SHALL BE RESTORED WITH 12-INCHES OF UNCONTAMINATED TOPSOIL AND SEED. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 (SEEDING) OF THE IDOT SS. SEEDING MIXTURE SHALL BE CLASS 1 LAWN MIXTURE, UNLESS OTHERWISE INDICATED.
- EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS. EROSION CONTROL BLANKET SHALL BE EXCELSTOR DS-150 OR SC-150 DEPENDING ON THE INTENDED USE.



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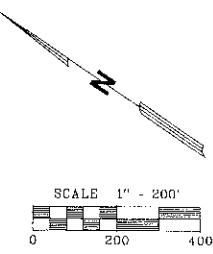
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 PHONE: 815-455-6100 FAX: 815-455-7894

DATE	DESCRIPTION OF REVISION	BY

PROJECT DETAILS AND SPECIFICATIONS
CURRAN PROPERTY
CRYSTAL LAKE, ILLINOIS

SHEET
8 OF 8
 PROJECT NUMBER: 1932
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ILLINOIS MINING
(HANSON MATERIAL SERVICES)

THREE OAKS
RECREATION AREA

FAA HIGHEST ELEVATION = 1038

VIRGINIA ROAD

YAZOO, LLC

WASTE
MANAGEMENT

BIG E
ENT. LLC

RAKOW ROAD

HIGHEST ELEVATION = 988

EXISTING CURRAN
HOT MIX ASPHALT PLANT

FAA HIGHEST ELEVATION = 938

WASH WATER
PONDS

WASH WATER
PONDS

PYOTT ROAD

EXISTING
DETENTION

LAKE IN THE
HILLS AIRPORT

- POST CLOSURE MAINTENANCE REQUIREMENTS
1. THE SPECIFICATIONS BELOW SHALL GOVERN POST CLOSURE MAINTENANCE OF THE FACILITY FOR A MINIMUM OF ONE YEAR AFTER LEPA ISSUANCE OF CLOSURE CERTIFICATE UNLESS LOCAL AGENCY PERMITS ARE ISSUED FOR REDEVELOPMENT OF THE PROPERTY. IN THE EVENT THAT LOCAL REDEVELOPMENT PERMITS ARE ISSUED FOR ONLY A PORTION OF THE SITE, THESE POST-CLOSURE REQUIREMENTS REMAIN IN EFFECT FOR THE BALANCE OF THE SITE.
 2. ALL EQUIPMENT AND STRUCTURES ASSOCIATED WITH THE CCDD OPERATION SHALL BE REMOVED FROM THE SITE PRIOR TO APPLICATION TO LEPA FOR CLOSURE CERTIFICATE (EXCEPT THOSE NECESSARY FOR BELOW MAINTENANCE).
 3. FINAL SURFACE MAINTENANCE AND INSPECTIONS
 - A. FREQUENCY OF INSPECTIONS. THE OWNER OR OPERATOR MUST CONDUCT A QUARTERLY INSPECTION OF ALL SURFACES DURING CLOSURE AND FOR A MINIMUM OF ONE YEAR AFTER CLOSURE.
 - B. ALL RILLS, GULLIES, AND DEPRESSIONS 6 INCHES OR DEEPER IDENTIFIED IN THE INSPECTION MUST BE FILLED. AREAS IDENTIFIED BY THE OWNER OR OPERATOR OR THE AGENCY AS PARTICULARLY SUSCEPTIBLE TO EROSION MUST BE RECONToured.
 - C. ALL ERODED AND SCOURED DRAINAGE CHANNELS MUST BE REPAIRED AND LINING MATERIAL, MUST BE REPLACED IF NECESSARY.
 - D. ALL HOLES AND DEPRESSIONS CREATED BY SETTLING MUST BE FILLED AND RECONToured SO AS TO PREVENT STANDING WATER.
 - E. ALL REWORKED SURFACES, AND AREAS WITH FAILED OR ERODED VEGETATION IN EXCESS OF 100 SQUARE FEET CUMULATIVELY, MUST BE REVEGETATED IN ACCORDANCE WITH THE "MINE SITE RECLAMATION AND STORMWATER MASTER PLAN" FOR THE FACILITY.
 4. POST CLOSURE USES OF THE PROPERTY SHALL BE GOVERNED BY THE CITY OF CRYSTAL LAKE ZONING AND SUBDIVISION ORDINANCES. SITE OWNER SHALL BE RESPONSIBLE FOR PROCURING ANY NECESSARY PERMITS FOR POST-CLOSURE LAND USES AND/OR REDEVELOPMENT. CRYSTAL LAKE ZONING DESIGNATION FOR THE PROPERTY IS M-1 (A MANUFACTURING DISTRICT REQUIRING APPROVAL OF A PLANNED UNIT DEVELOPMENT (A PROCESS THAT INCLUDES PUBLIC HEARINGS, MUNICIPAL ELECTED OFFICIAL REVIEW AND PERMITS)). IT IS ANTICIPATED THAT SUBDIVISION OF THE PROPERTY WILL OCCUR POST-CLOSURE, BUT IT IS IMPOSSIBLE AT THIS DATE TO PREDICT END USERS WITH ANY PRECISION. END USERS MAY BE ANY OF THE PERMITTED USES IN CRYSTAL LAKE ZONING DISTRICT.
- CLOSURE REQUIREMENTS (INCLUDING TEMPORARY FACILITY CLOSURES)
1. FINAL CLOSURE CONSISTS OF THE COMPLETION OF THE CCDD FILLING OPERATIONS AS SHOWN IN THE "MINE SITE RECLAMATION AND STORMWATER MASTER PLAN." THE VEGETATIVE STABILIZATION SPECIFIED IN THAT PLAN AND THE ISSUANCE OF AN LEPA CERTIFICATE OF CLOSURE. THE OPERATOR MAY SUBSTITUTE RECYCLED ASPHALT PAVEMENT (RAP) AS AN ALTERNATIVE SURFACE STABILIZATION MATERIAL AT HIS OPTION IN AREAS EXPECTED TO BE REDEVELOPED UNDER LOCAL AGENCY PERMITS WITHIN 2 YEARS OF THE SITE CLOSURE.
 2. TEMPORARY CLOSURE REQUIREMENTS SHALL APPLY WHEN MORE THAN 12 MONTHS HAVE PASSED SINCE THE MOST RECENT RECEIPT OF CCDD OR UNCONTAMINATED SOIL FILL. IN THE EVENT THAT THIS OCCURS, THE OPERATOR SHALL:
 - A. CONDUCT GRADING NECESSARY TO ASSURE POSITIVE DRAINAGE AND AVOID RETENTION OF STORMWATER IN AREAS NOT SO DESIGNATED IN THE "MINE SITE RECLAMATION AND STORMWATER MASTER PLAN."
 - B. COMPLETE VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN PORTIONS OF THE ABOVE PLAN.
 - C. APPLY TO THE LEPA FOR AN EXTENSION TO THE CCDD PERMIT BASED ON THE REMAINING FILL CAPACITY OF THE SITE AND THE COMPLETION OF ELEMENTS A. AND B. ABOVE.

TOPOGRAPHY:
ONSITE DEVELOPMENT AREA TOPOGRAPHY IS AS PROVIDED BY CURRAN CONTRACTING COMPANY DATED NOVEMBER 2011.
MCHEMERY COUNTY 2008 AERIAL TOPOGRAPHY SHOWN OUTSIDE THE DEVELOPMENT AREA.

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DATE	DESCRIPTION OF REVISION	BY	SCALE
			1" = 200'

CCDD CLOSURE AND POST CLOSURE PLAN
CURRAN PROPERTY
CRYSTAL LAKE, ILLINOIS

SHEET
1 OF 1
PROJECT NUMBER: 1932
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