



## MORATORIUM HARDSHIP APPEAL

14 October 2025

Appellants, please use this form and checklist to complete a hardship appeal to the Data Center and Warehouse Moratorium. Note the attachments, data and fees required to accompany this appeal. Note below an enumerated process to anticipate following your completed appeal application.

<https://www.aurora.il.us/Property-and-Business/Zoning-and-Planning/Data-Center-and-Warehouse-Moratorium>

### **The following are required in order to consider this a completed application for appeal:**

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | A. File a written request for relief with the Zoning and Planning Director on forms provided by the city. Please complete this form and augment as you see fit to prove your hardship.  |
| <input type="checkbox"/> | B. Applicants must demonstrate by clear evidence that as many of the ordinance specified conditions as applicable which are listed on the following page have created a hardship. Please fill in and complete all the blanks on page 2 of this application, referring to additional information attached if necessary and also declaring not applicable if appropriate for that specific condition. |
| <input type="checkbox"/> | C. Processing and publishing fees totaling \$320 shall be paid to the City of Aurora with this application.   |

### **Appeals Process to Anticipate:**

1. The City of Aurora will publish in the local newspaper the 15-day Public Notice.
2. Public Hearing date will be set and confirmed by City of Aurora. City of Aurora Staff will not tender any opinion or position on the appeal to the Planning and Zoning Commission.
3. By noon four (4) business days preceding the Public Hearing at Planning and Zoning Commission, the Appellant shall provide any additional material(s) they wish for Planning Commission Members to review for the hearing.
4. Appellant may make a presentation demonstrating clear evidence of hardship to the Planning and Zoning Commission at the appeal. Based on the evidence presented, and the factors set forth in the Ordinance, the Aurora Planning and Zoning Commission will make a recommendation to the City Council.
5. Following receipt of the Aurora Planning and Zoning Commission's recommendation, the City Council may, at a regularly scheduled meeting and by ordinance duly adopted, grant the applicant an exception to the provisions of the Temporary Moratorium.



## MORATORIUM HARDSHIP APPEAL

DATE FILED \_\_\_\_\_

Property Owner: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_ City, State ZIP: \_\_\_\_\_

Owner Phone Number: \_\_\_\_\_

Owner Email Address: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Contact Address: \_\_\_\_\_ City, State ZIP: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

**E. To obtain an exception to the provisions of the Temporary Moratorium, an applicant must demonstrate by clear evidence and the City Council must determine that:**

- i. The effect of the Temporary Moratorium has caused or will cause an economic hardship on the applicant;
- ii. The applicant cannot yield a reasonable return on the property if a datacenter or warehouse is not allowed;
- iii. The applicant has made substantial investment in the development of a datacenter or warehouse that is affected by the Temporary Moratorium, which investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without knowledge of pending changes in such regulations (including this Temporary Moratorium), and based on a reasonable probability of zoning approval by the City;
- iv. The datacenter or warehouse would have been allowed as a matter of right under the pre-existing Zoning Ordinance; and
- v. The datacenter or warehouse as proposed complies with all other applicable City ordinances, regulations, and rules.

**Please provide your answers on a separate sheet.**

<https://www.aurora.il.us/Property-and-Business/Zoning-and-Planning/Data-Center-and-Warehouse-Moratorium>





CITY OF AURORA, ILLINOIS

ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

An Ordinance establishing a temporary moratorium on Data Center Facilities and Warehouses in all Zoning Districts.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, subject to said Section, the City is authorized to establish temporary restrictions on the development of certain property uses within the City for the limited and specific purposes of determining whether and to what extent additional regulations are necessary to promote and protect the public health, safety, morals and welfare of the City and its residents;

WHEREAS, pursuant to Section 2-280 of the City of Aurora Code of Ordinances, the Development Services Department is responsible for zoning, planning, permitting, and economic development, and the Zoning & Planning and Building & Permits Divisions has jurisdiction over annexation, permitting, planning, and zoning; and

WHEREAS, the City has determined that better zoning regulations need to be established for data center facilities and warehouses, as defined in Section 49-103.3 of the Aurora Zoning Ordinance, as amended, and wishes to establish a temporary zoning moratorium on datacenters and warehouses in all Zoning Districts to preserve the status quo while the City studies, analyzes, and possibly adopts new zoning and development regulations; and

WHEREAS, the City has determined that it is necessary, and in the City's best interests to impose a temporary zoning moratorium on the receipt of and processing of applications for the approval of, and the issuance of any type of permit or approval for datacenters or warehouses in the City; and



ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on September 24, 2025, pursuant to public notice as required by law; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

**Section 1. FINDINGS OF FACT AND RECOMMENDATION.**

The corporate authorities of the City of Aurora find that the Aurora Planning and Zoning Commission conducted a public hearing on the proposed moratorium on September 24, 2025, pursuant to notice under Article 11, Division 13 of the Illinois of the Illinois Municipal Code. The City Council hereby adopts the findings and recommendations of the Aurora Planning and Zoning Commission concerning the temporary zoning moratorium on datacenters and warehouses in any Zoning District.

**Section 2. TEMPORARY MORATORIUM ESTABLISHED.**

A temporary zoning moratorium ("Temporary Moratorium") is hereby established is established on the receipt of applications for the processing and approval of, and the issuance of any type of permit for datacenters or warehouses as defined by Section 49-103.3 of the Aurora Zoning Ordinance.

**Section 3. DURATION.**

The Temporary Moratorium established in this Ordinance will be, and is hereby established for a period of 180 days from this Ordinance's Effective Date, and the Temporary Moratorium will expire at 12:01 a.m. on March 24, 2026, unless prior to that time, the Development Services Director, in his sole and absolute discretion, extends this Temporary Moratorium by 30 days, for a total of 210 days, or if the City Council lifts the temporary moratorium by ordinance.

**Section 4. STUDY AND RECOMMENDATIONS.**

The Development Services Department, in consultation with the Sustainability and Economic Development Department and other City departments, shall study the impacts of data centers, learn how other cities are handling data center and warehouse development, and present findings and recommendations to the City Council or Committee of the Whole within three (3) months for discussion only.

**Section 5. EXCEPTIONS.**

The Temporary Moratorium established in this Ordinance will not apply in the following circumstances and the City may accept, process and, if appropriate, approve permit applications for the following types of work:

- (A) Warehouse remodeling and Data Hall remodeling in existing Data Centers with entitlement applications filed before the effective date of this ordinance;
- (B) Routine maintenance or repairs at existing data centers that do not increase operational capacity;
- (C) Public safety or emergency facilities operated by government entities.



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DATE OF PASSAGE September 25, 2025

**Section 6. EXISTING APPROVED PERMITS.**

Nothing in this Ordinance will affect the rights of any person or entity whose application for a permit pursuant to Chapter 25 of the City's Code or petition for zoning relief pursuant to Chapter 34 of the City's Code for a datacenter or warehouse that has been approved by the City. Nothing in this Ordinance will affect the rights of any person or entity who has submitted a completed application under Chapters 25 or 34 for zoning relief or a permit for a datacenter or warehouse prior to this Ordinance's Effective Date.

**Section 7. CONDITIONAL PROCESSING OF NEW APPLICATIONS.**

Any proposal to construct or build a datacenter or warehouse in any Zoning District may still be presented to the City for consideration, and such applications will be processed conditionally during the term of the Temporary Moratorium, but no such application will be finally approved until (a) the expiration or termination of the Temporary Moratorium and (b) the City confirms that the application complies with the applicable regulations in effect following the expiration or termination of the Temporary Moratorium. Persons or entities filing an application pursuant to this Section 7 do so at their own risk.

**Section 8. HARDSHIP APPEALS PROCESS.**

An applicant seeking to establish a Temporary Moratorium Use may seek an exception from the Temporary Moratorium as follows:

- (A) File a written request for relief with the Zoning and Planning Director on forms provided by the City.
- (B) A request for relief will be considered at a public hearing, properly noticed in accordance with the Zoning Ordinance, as amended, by the Aurora Planning and Zoning Commission.
- (C) Based on the evidence presented at such hearing and the factors set forth in this Ordinance, the Aurora Planning and Zoning Commission will make a recommendation to the City Council.
- (D) Following receipt of the Aurora Planning and Zoning Commission's recommendation, the City Council may, at a regularly scheduled meeting and by ordinance duly adopted, grant the applicant an exception to the provisions of the Temporary Moratorium.
- (E) In order to obtain an exception to the provisions of the Temporary Moratorium, an applicant must demonstrate by clear evidence and the City Council must determine that:
  - (i) the effect of the Temporary Moratorium has caused or will cause an economic hardship on the applicant;
  - (ii) the applicant cannot yield a reasonable return on the property if a datacenter or warehouse is not allowed;



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DATE OF PASSAGE September 25, 2025

- (iii) the applicant has made substantial investment in the development of a datacenter or warehouse that is affected by the Temporary Moratorium, which investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without knowledge of pending changes in such regulations (including this Temporary Moratorium), and based on a reasonable probability of zoning approval by the City;
- (iv) the datacenter or warehouse would have been allowed as a matter of right under the pre-existing Zoning Ordinance; and
- (v) the datacenter or warehouse as proposed complies with all other applicable City ordinances, regulations, and rules.

Section 9. SEVERABILITY.

The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

Section 10. REPEAL OF PRIOR ORDINANCES.

All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

Section 11. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



ORDINANCE NO. 025-064

LEGISTAR NO. 25-0731

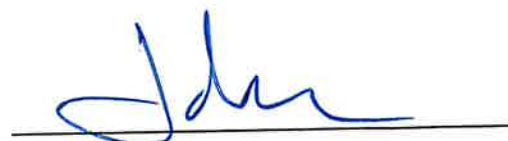
PASSED AND APPROVED ON September 25, 2025

AYES 10 NAYS 1 NOT VOTING 0 ABSENT 1

ALDERMAN	Vote
Alderman Barreiro, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Núñez, Ward 4	yes
Alderman Franco, Ward 5	no
Alderman Saville, Ward 6	yes
Alderman Bañuelos, Ward 7	yes
Alderwoman Smith, Ward 8	absent
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Larson, At-Large	yes
Alderman White, At-Large	yes

ATTEST:

  
City Clerk Jennifer Stallings

  
Mayor John Laesch



- i. The effect of the Temporary Moratorium has caused a significant economic hardship to the owner. Mary Lynn, LLC purchased the subject property for \$232,848.50 in cash, intending to develop the site for warehouse use. Since the moratorium's adoption, the property has produced no income and cannot be developed or utilized as intended. In addition to the purchase price, the owner has incurred \$85,605.00 in architectural and design expenses and \$1,400.00 in permit fees, all of which were paid in reliance on the ability to move forward with construction. The property continues to generate ongoing carrying costs, including property taxes, insurance, and maintenance, with no means to offset these losses. Because construction has been halted, the owner must continue leasing an alternate warehouse facility at a monthly cost of \$3,974 to maintain operations. The inability to proceed has resulted in a substantial financial burden and an unreasonable delay in realizing any return on investment.
- ii. Without the ability to proceed with the proposed warehouse development, the owner cannot yield a reasonable return on the property. The site remains vacant and unproductive, creating ongoing financial strain and preventing the owner from realizing any benefit from their substantial investment.
- iii. The owner made a significant cash investment in acquiring the property, acting in good faith and in reliance upon the City's prior development review framework. The purchase occurred without any notice or knowledge of a pending moratorium or development restriction. The investment was made with a reasonable expectation that the property could be improved with a commercial or industrial use consistent with the surrounding area.
- iv. Prior to the adoption of the Temporary Moratorium, the owner's proposed warehouse development would have been permitted under the City's then-existing zoning and development regulations. The moratorium has now halted all progress toward site planning, engineering, and permitting, preventing the owner from submitting final construction plans and completing the project as intended. The owner has incurred substantial unrecoverable expenses and continues to bear ongoing holding costs as a direct result of the City's action.
- v. The owner intends to fully comply with all applicable City ordinances, codes, and regulations once the moratorium is lifted or an exemption is granted. The proposed development would meet all required design, building, and safety standards.





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## Development Services Team Meeting Notes

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**Subject:** BG Products of Illinois / 2695 W Sullivan Rd / Final Plan – (2025.053)

### City Staff Meeting Notes

*DISCLAIMER: This document is intended to summarize the discussions at the referenced Development Services Team meeting(s) and is NOT intended to represent a full review of a proposal nor do the contents supersede any codes, rules or regulations of the City of Aurora. DST meetings are offered to potential Land Use Petition applicants to answer general development related questions and to assist the attendees in completing the Land Use Petition forms accurately and completely. DST meetings are NOT intended to provide a binding indication of staff's support or final recommendations on a project which can only be accomplished after adequate review of a formal submittal.*

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### Proposal Details:

Chapple Design Build (General Contractor) is working with BG products of Illinois (Client/Owner) to build a storage facility at 2695 West Sullivan Rd., including site development and building erection.

We have permit drawings complete at around 80% and would like to meet with Aurora Building Department to discuss the design and go over the building requirements.  
Civil engineering plans are complete as well.

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### Meeting Date: #2: May 6, 2025

**Development Representatives:** Martin Preisaitis ([martinp@chappledb.com](mailto:martinp@chappledb.com)), Michael Shannon ([mshannon@bgofillinois.com](mailto:mshannon@bgofillinois.com)), Thakor Patel ([patel@aceng.us](mailto:patel@aceng.us))

**Staff Representatives:** Brian Witkowski ([WitkowskiB@aurora.il.us](mailto:WitkowskiB@aurora.il.us)), Ed Sieben ([siebene@aurora.il.us](mailto:siebene@aurora.il.us)), Jesse Kolar ([KolarJ@aurora.il.us](mailto:KolarJ@aurora.il.us)), Joshua Ream ([reamj@aurora.il.us](mailto:reamj@aurora.il.us)), Souts Thavong ([Thavongs@aurora.il.us](mailto:Thavongs@aurora.il.us)), Steve Broadwell ([broadwells@aurora.il.us](mailto:broadwells@aurora.il.us)),

### Notes from Ed Sieben (Planning and Zoning):

#### **FIRST MEETING (2/6/25)**

This property is zoned ORI, Office, Research, Light Industry. The property, which is vacant, is approximately 1.5 acres. This is Lot 6 in Podolsky Orchard 88, Phase I subdivision. The Comprehensive Plan designates the property as Office / Research / Light Industry, while the adjacent portions of Melissa Ln and W Sullivan Rd are both designated as Local Streets.

The Petitioner has provided a site plan and building drawings, which should be discussed. The plans indicate a ten thousand square foot building with thirty-three striped parking spaces. The proposed use is a contractor's storage building.

Based on the drawings, there are a few Zoning issues that should be discussed:

- The parking lot is encroaching the minimum 30' parking lot setback on Melissa Ln, as well as the 10' parking lot setback on the northern and eastern property line.
- The minimum parking requirement, which applies to 95% warehouse and 5% office, is 12 parking spaces. The property is over parked, so it should be discussed whether excessive parking can be removed.
- Based on the paved areas to the west and north of the building, it appears there may be truck parking on the property. This should be discussed. Staff prefers to not have truck parking along the street frontage, let alone the minimum setback.
- The building's exterior materials should be discussed. Per the ORI zoning district, corrugated metal panels shall not comprise more than 50% of a building façade.



- The Petitioner should clarify if they have had any conversation with the Business Park Association. This is crucial, as the Association's review and approval is completely separate from the City Council's. In addition, the recorded CC&Rs have separate design review standards, such as a 30' front setback and 20' side setback. The Association may also have additional architectural review and approval processes that requires a higher standard of building design.

Staff should clarify any support for any zoning change at this location. It may be possible to re-arrange the proposed layout so the property can be built in compliance, and to also move the truck parking away from the frontages.

A Final Plan process is necessary, which is an appealable process via the Building, Zoning, and Economic Development Committee. As part of the pre-application process, the Petitioner is responsible for providing digital copies of the documents listed below in these DST meeting notes for Zoning, Engineering and Fire Prevention. Once a digital copy of all the required documents have been provided to the Zoning Division, Staff will issue a Land Use Petition and Filing Fee so the project can be formally reviewed and prepared for an upcoming BZE meeting agenda.

In addition to the plans and Land Use Petition, Staff is requiring a signed letter of approval from the Business Association. Staff will not issue the Land Use Petition and Filing Fee until a signed letter of approval from the Business Association has been secured.

**Discussion Meeting #1:** BG Products distributes automotive chemicals and equipment. They are currently in Addison with only about 5,400 sf. Looking at 10K sf. here. Has delivery van type vehicles (2500 Chevy Vans). 5-6 employees in house. Do training sessions at the site once a month hence the additional parking.

You will need to comply with the 30' setbacks for building & parking along the two streets. The interior setbacks can be at 5'. There is an approved shared access with Candlewood Suites that will need to be utilized and can be widened where it is currently.

Can keep the Sullivan Road address if the site is rotated per discussions.

Signage is 10% of each facade area for wall signs, and monument style sign of 8' tall and 50 sf. double-faced.

ORI zoning district does not allow metal sided buildings. We talked alternatives.

Providing Association contact: Randy Podolsky,  
Randy Podolsky: rdp@podolsky.com. 847-602-1500(c).

## **SECOND MEETING (5/6/25):**

The Petitioner has provided a revised site plan, which should be discussed. It appears the bulk restrictions are being met per the previous meeting.

The Petitioner should provide an update on the remaining comments from Staff:

- Has the Business Association been contacted? Staff cannot accept a pre-application submittal until a signed letter of approval from the Business Association has been submitted. Their representation's contact information was provided with the previous meeting notes.
- The exterior building materials should be discussed. Again, per the ORI zoning district, corrugated metal panels shall not comprise more than 50% of a building's façade. In addition, the building's exterior may also be subject to any comments or design review processes as required per the Business Association.

A few comments regarding the revised site plan:

- The site plan shows a shared access with the hotel to the east. The width at the ROW is approximately 65'. The Engineering Department should clarify any comments.
- It also appears the shared access may be without curb or fencing between the two properties along the access's entire length. It doesn't seem likely the Petitioner's vehicles will likely not drive through the hotel's lot, or vice versa, but solutions should be discussed, in case this issue arises.

**Meeting #2 Discussion:** Showed a revised site plan taking into account staff comments. Pre-cast tilt up building per the business park comments. Setbacks look ok. Leave 3' clearance at sidewalks. Can shrink the drive aisles down. Final Plan process.

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**Anticipated Documents Required:** Find document links here <https://www.aurora-il.org/443/DST-Procedures-Handouts> (one copy to be sent to coaplaning@aurora-il.org in a digital format for review prior to formal submittal):

Digital Copy of:  
Development Data Tables (Document 1-0)

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Microsoft Word Copy of:  
Legal Description (Format Guidelines 2-1)

PDF Copy of:  
Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)  
Business Park Association Letter of Approval

PDF Copy of:  
Final Plan (Format Guidelines 2-5)  
Landscape Plan (Format Guidelines 2-7)  
Building & Signage Elevations (Format Guidelines 2-11)

Fire Access Plan (2-6)

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### **Brian Witkowski (Engineering): Meeting #1:**

Anticipated Process: Final Plat and Final Plan Approval Process

The steps are as follows: (This process typically takes between 30 to 45 days from formal submittal)

- 1 DST Pre-Application
- 2 Formal Submittal
- 3 Public Review Body
- 4 Building, Zoning, and Economic Development Committee (Final decision, unless appealed)
- 5 Committee of the Whole (Information only)

Please note: If the Petition is appealed, the Petition will then be considered by the full City Council for final decision.

See the attached utility sheet and the general engineering permitting checklist. If you engineer has any questions please feel free to contact either Brian Witkowski, or Souts Thavong in new development. 630 256-3200

### **Souts Thavong (Engineering): Meeting #2:**

The engineering notes for the proposed development at the NEC of Melissa Lane and Sullivan Road. Follow up meeting to discuss revised site plan. terms of engineering, the following are noted as a cursory review. Please reach out to Engineering if you have specific engineering related questions.

1. No comments on the revised site plan. Access on Sullivan has been revised to show a shared driveway.
2. Stormwater management (detention) and stormwater mitigation are NOT required, as they have been provided in the existing stormwater management facilities.
3. An engineered site plan will be required and will need to be approved by Engineering. The site plan along with the stormwater permit application will need to be submitted to the City Engineering Division for review and approval. Please refer to City website for more information on new development submittal and stormwater permit application:  
<https://www.aurora.il.us/Property-and-Business/Engineering/New-Development-Requirements>
4. Coordination with other agencies will be required for various permits and approvals, including Kane DuPage Soil and Water Conservation District, IEPA Notice of Intent, and Fox Metro Water Reclamation District. Please submit to them ASAP.
5. Engineering fee and security (in the form of the subdivision bond or letter of credit) is required for site plan approval. The fee and security amount is based on the Engineer's Cost Estimate and will be determined and provided.

The city has updated the Standard Specification for public improvements. The updated specification is available on the City website. <https://www.aurora.il.us/Property-and-Business/Engineering/Standard-Specifications-for-Improvements>

Initial documents required for review (1 hard copy and 1 electronic copy- pdf)

Engineered site plan.

Project Information Sheet.

Stormwater Permit Worksheet & Application & SW Report.

Fire Access Plan

Engineering Documents Required:

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## **Jesse Kolar (Building and Permits):**

Previous notes are still applicable

Fire hydrants shall be located in compliance with the International Fire Code Amendment, Section C102.1.1.

Provide 20 wide fire lanes (face of curb to face of curb) with a vertical clearance of not less than 13-6 per the International Fire Code, Section 503.2.1.

Provide a 1 hour rated enclosed fire command center with an exterior access per the International Fire Code, Sections 508.1.2 and 508.1.1.1.

Provide a 26 wide x 40 long staging area in front of hydrants and centered on hydrants per the International Fire Code, Section D103.1 and Figure D103.1.

Provide a 4 Storz connection with a 30 degree elbow to grade and visible from the street of address and as close to the riser room as possible per the International Fire Code, Section 912.8.

Provide a Fire Access Plan.

Provide a supply hydrant for any fire department connection located between 50 minimum to 100 maximum from the fire department connection per the International Fire Code, Section 507.5.1.3.

Provide direct exterior access with an approved access walkway from a fire apparatus access road to the access doorway to enclosed fire pumps, fire protection riser areas and/or sprinkler control valve areas per the International Fire Code, Section 509.4.

Provide handicap accessible parking spaces, accessible routes, etc. in compliance with the Illinois Accessibility Code.

Provide hydrant coverage with a minimum of 2 hydrants located so that all portions of the building are covered within a 400 radius of the building per the International Fire Code, Section 507.5.1.2.

Application should be for a Commercial New building. Could apply for a Foundation Only permit as well or a Structural Shell. Both the other two types are limited based on no MEPs. Drawings have to be completed by an Illinois Licensed Architect for review. Project will have reviewers for all trades and a Plans Examiner to help coordinate the project. Typical review timeframe will be between 15-20 business days initially and then 5 on average with revisions.

Additional permits will be required potentially for alarm and sprinkler depending on path you decide to take with the building. These will not hold up review or issuance of the main permit but will eventually hold up inspections.

At time of issuance all contractors will need to be listed for permit and they must be licensed with the City of Aurora. Staff can check licensure for you on any contractor over phone or email if desired.

All outside agencies (Fox Metro for sanitary fixtures, Highway Department for traffic impact) and then other internal divisions (Engineering and Zoning / Planning) must be approved for issuance.

All trades must complete their inspections in sequence order with the overall project. Once we get towards finals you can discuss Prestock, or Temp Certificate of Occupancy requirements specifically with your Plans Examiner.

Please visit the Building and Permits portion of the City of Aurora website for additional handouts on timeframes, costs, outside agency contact information and other forms.

Your project may be impacted by County Transportation Impact Fees.  
Please contact the highway department to discuss possible fees related to your project.

The following are contact numbers for DuPage and Kane Counties;

For Kane County, contact number is (630) 845-3799

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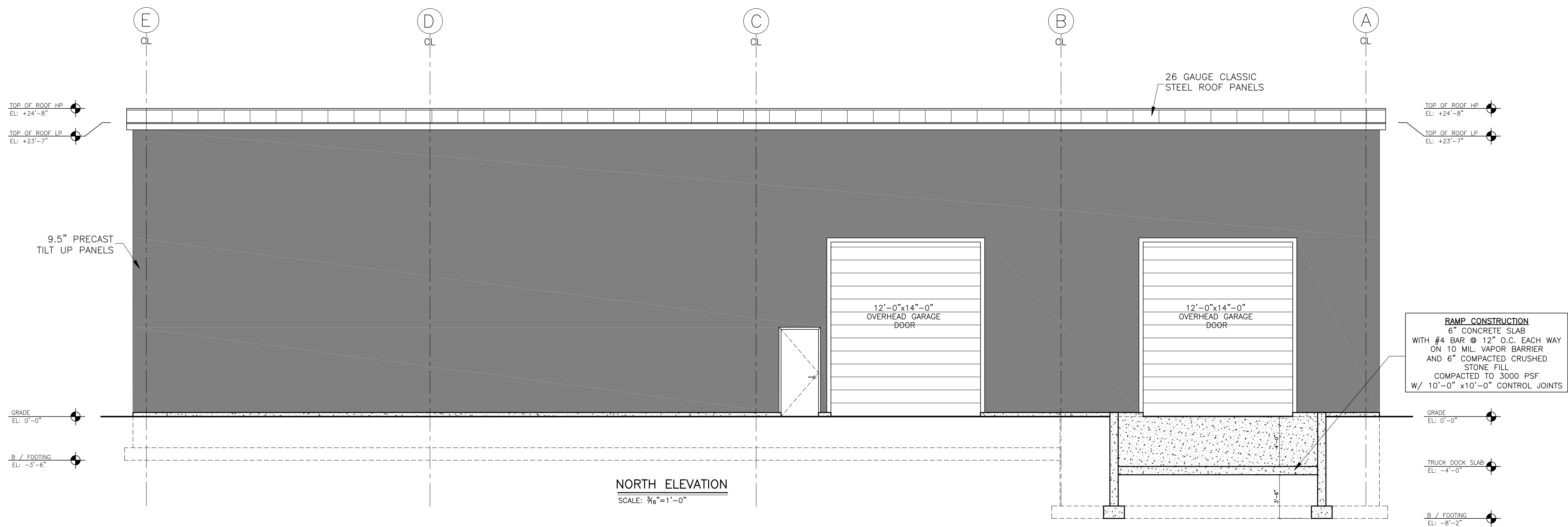
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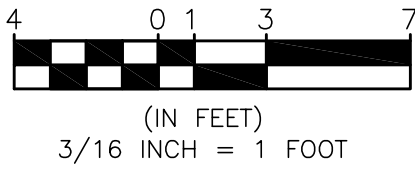
ELEVATIONS FOR LOT 6 OF PODOLSKY ORCHARD 88 PHASE I



Elevation Data Table: Wall Signage			
Wall Sign #	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	100.00	Feet
	ii) Height of Façade - on which Sign is Located	24.66	Feet
	iii) Square Footage of Façade - on which Sign is Located	2,466.00	Square Feet
	vi) Width of Sign Face	6.50	Feet
	v) Height of Sign Face	3.58	Feet
	vi) Square Footage of Sign Face	23.27	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	1%	Percent

Elevation Data Table: Elevations		
Description	Value	Unit
a) Building Height in feet (typical)	24.66	feet
b) Total Building Square Footage (typical)	10,000.00	Square Feet
c) First Floor Building Square Footage (typical)	10,000.00	Square Feet
d) Number of building stories (typical)	1.00	Square Feet
e) Exterior Material List (including colors) for all buildings and accessory strutures: Building color is grey Sign is will be white. Windows and trim will be dark chrome finish.		

LEGEND	
# A	STEEL LINE & CENTER LINE
A	COLUMN NAME SEE SHOP DRAWINGS FOR SIZES AND SPECIFICATIONS
SL	STEEL LINE
CL	CENTER LINE
+	STEEL COLUMN W/ STEEL PLATE
	CONC. FOOTING W/ CONC. PIER



REVISIONS:  
CHECKED BY: VD  
DRAWN BY: TS

ELEVATIONS

2695 W. SULLIVAN RD.  
AURORA, IL

2123 N. Damen Ave.  
Chicago IL 60647  
773.772.2756 office  
773.772.2854 fax

RECTS  
ARCHITECT

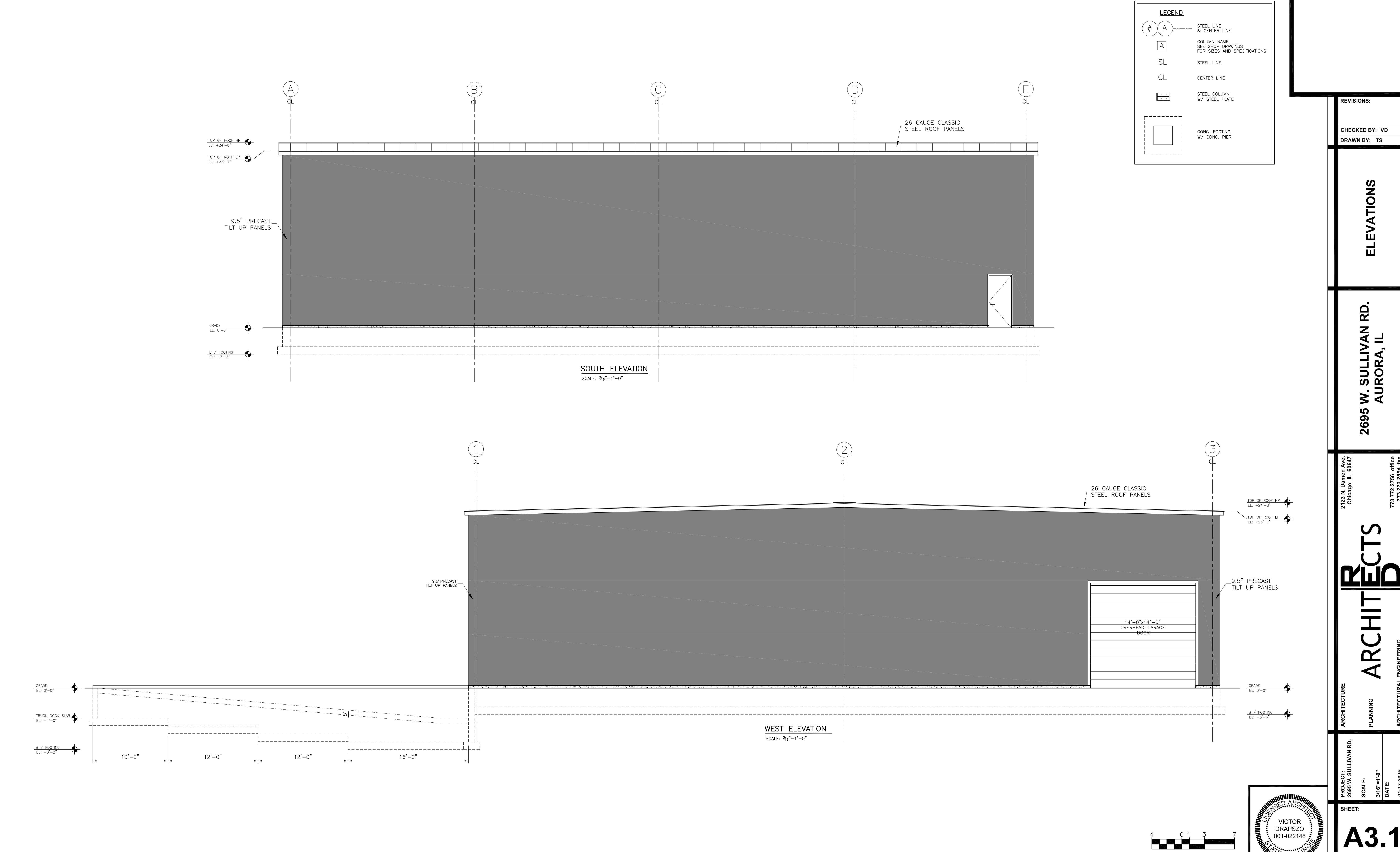
ARCHITECTURE  
PLANNING  
ARCHITECTURAL ENGINEERING

PROJECT: 2695 W. SULLIVAN RD.  
SCALE: 3/16\"/>

SHEET:

A3.0





REVISIONS:	
CHECKED BY:	VD
DRAWN BY:	TS

ELEVATIONS

2695 W. SULLIVAN RD.  
AURORA, IL

2123 N. Damen Ave.  
Chicago IL 60647

773.772.2756 office  
773.772.2824 fax

ARCHITECTURE

ARCHITECTS

ARCHITECTURAL ENGINEERING

PLANNING

PROJECT:	2695 W. SULLIVAN RD.
SCALE:	3/16"=1'-0"
DATE:	01-17-2025

SHEET:

A3.1





<b>Settlement Date:</b>	July 18, 2024
<b>Disbursement Date:</b>	July 18, 2024
<b>Order Number:</b>	CCHI2402233LD
<b>Escrow Officer:</b>	Michele Johnson
<b>Escrow Officer Email:</b>	Michele.Johnson1@ctt.com
<b>Buyer:</b>	Mary Lynn, LLC, an Ohio limited liability company
<b>Seller:</b>	Podco Orchard 88, LLC, an Illinois Limited Liability Company
<b>Property:</b>	Deerpath Rd. and Interstate 88 Aurora, IL 60506

Printed on 7/18/2024 12:27:18 PM



# Disbursement Statement

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Miscellaneous Charges (continued)</b>		
		19. Attorney Fees to Law Office of Joanne Gleason	3,020.00	
		20. Survey Invoice to JLH Land Surveying Inc.	1,500.00	
672.00		21. Aurora Transfer Tax Stamp to MGR Title Services		
400.00		22. Aurora Stamp Fee to MGR Title Services Invoice 236019		
32,450.81	224,556.50	<b>Subtotals</b>	232,848.50	13,112.81
		<b>Balance Due FROM Buyer</b>		<b>219,735.69</b>
<b>192,105.69</b>		<b>Balance Due TO Seller</b>		
224,556.50	224,556.50	<b>Totals</b>	232,848.50	232,848.50

See signature page to follow



## Disbursement Statement

### BUYER

Mary Lynn, LLC, an Ohio limited liability company

BY: See Attached

### SELLER

Podco Orchard 88, LLC, an Illinois Limited Liability Company

BY: See Attached

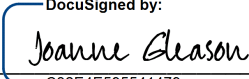
Chicago Title and Trust Company

BY:   
Chicago Title and Trust Company



**SIGNATURE PAGE**

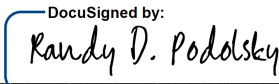
**MARY LYNN, LLC,  
an Ohio limited liability company**

By:  DocuSigned by:  
C32E4E595541479...  
Joanne Gleason, Authorized Signatory



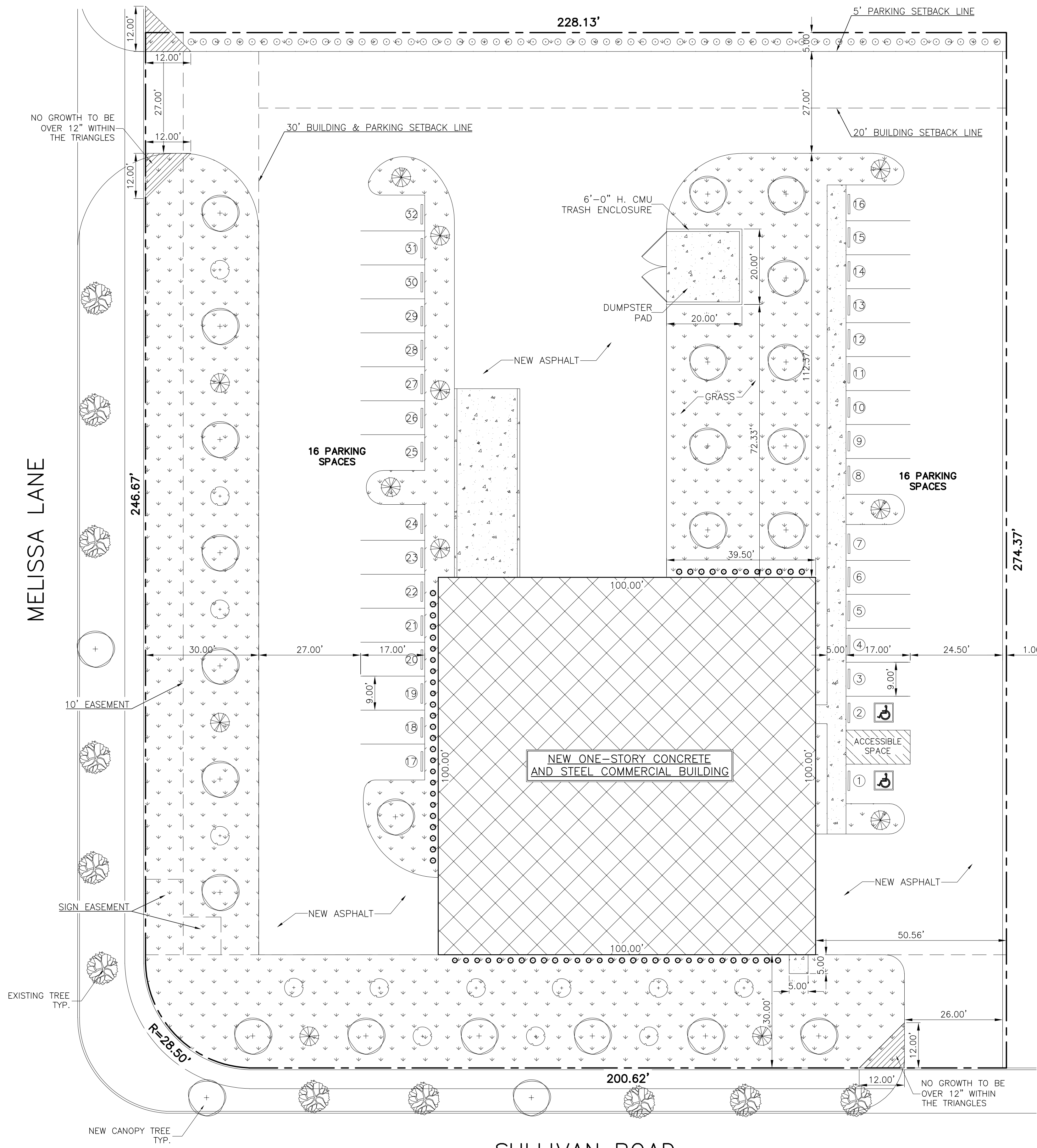
**SIGNATURE PAGE**

**PODCO ORCHARD 88, LLC,  
an Illinois limited liability company**

By:  2779A1DD714C4DB  
Randy D. Podolsky, Manager

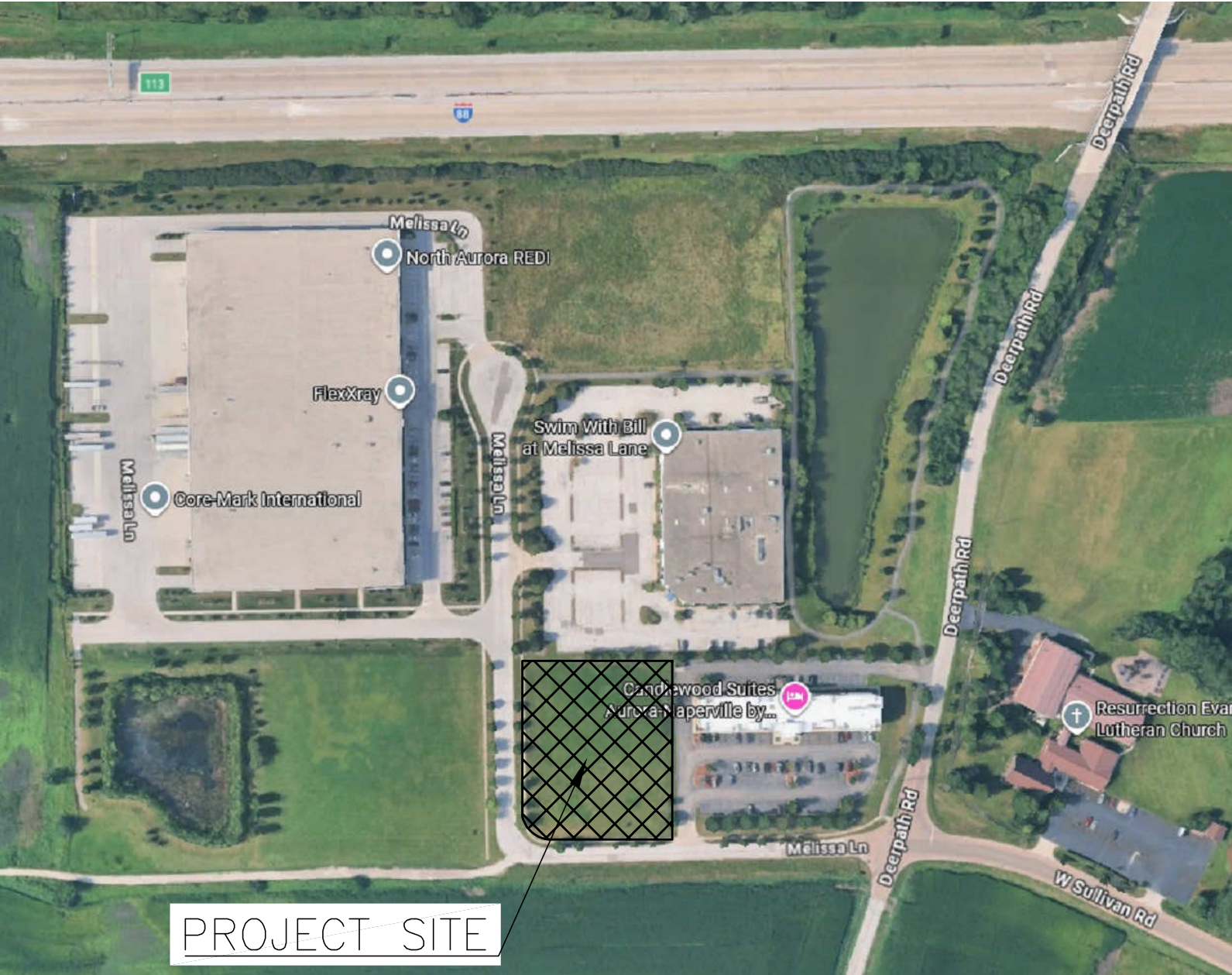
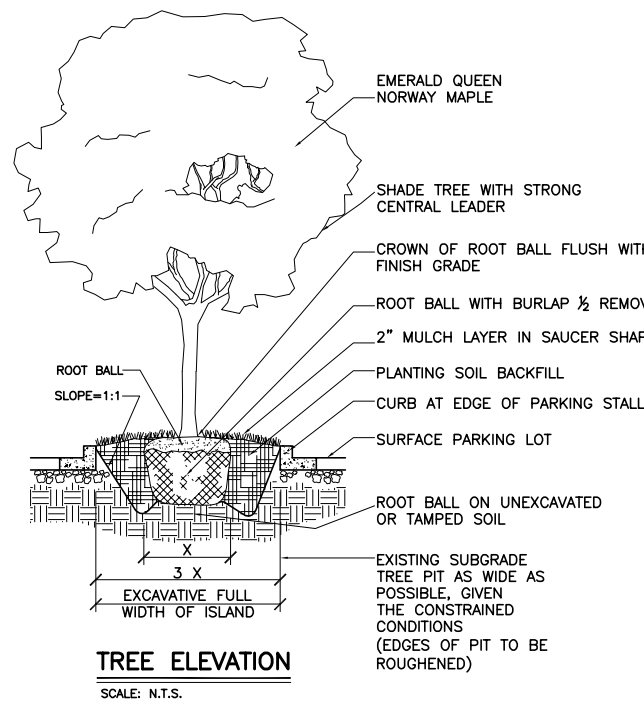
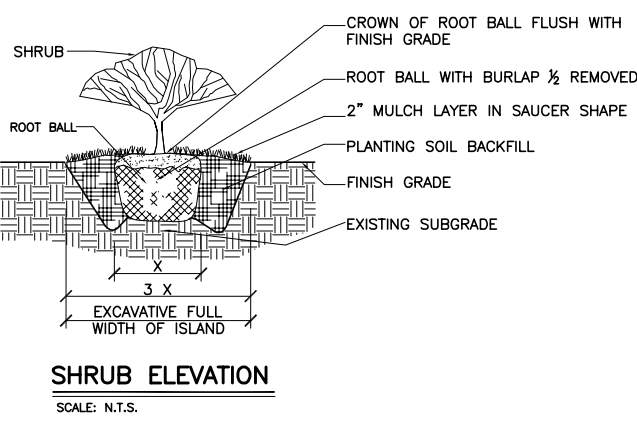
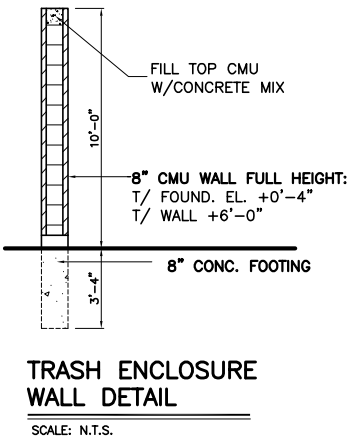


LANDSCAPE PLAN FOR LOT 6 OF PODOLSKY ORCHARD 88 PHASE I

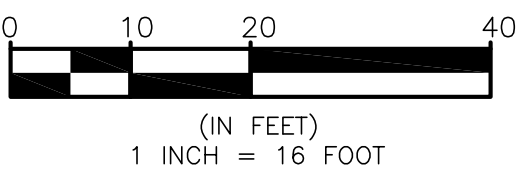


Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	37
Evergreen Trees (minimum size 6 feet) Count:	12
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	13
Evergreen Shrubs (minimum of 18 inches) Count:	38
Deciduous Shrubs (minimum of 18 inches) Count:	66
Ornamental Grasses Count:	29
Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	0
Turf (Sod) Square Footage:	18402
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	37	37
Evergreen Trees	1/3	12	4
Understory Trees	1/3	13	4
Deciduous Shrubs	1/20	66	3
Evergreen Shrubs	1/20	38	2
Total:		166	51



LEGEND	
	CANOPY TREE
	EVERGREEN TREE
	UNDERSTORY TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIALS
	ANNUALS
	GROUNDCOVER
	TURF GRASS (SEEDDED)
	TURF GRASS (SOD)



REVISIONS:  
CHECKED BY: VD  
DRAWN BY: TS

LANDSCAPE PLAN  
FOR LOT 6 OF  
PODOLSKY ORCHARD  
88 PHASE I

2695 W. SULLIVAN RD.  
AURORA, IL

2123 N. Damen Ave.  
Chicago IL 60647  
773.772.2756 office  
773.772.2854 fax

ARCHITECTURE  
ARCHITECTURAL ENGINEERING  
PLANNING  
RECTS  
ARCHITECT

PROJECT:  
2695 W. SULLIVAN RD.  
SCALE:  
1/16"=1'-0"  
DATE:  
01-17-2025

SHEET:  
L1.0



June 5<sup>th</sup>, 2025

*LEGAL DESCRIPTION*

LOT 6 IN PODOLSKY ORCHARD 88 PHASE I, BEING A SUBDIVISION IN PART  
OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2006 AS  
DOCUMENT 2006K017320, IN THE TOWNSHIP OF SUGAR GROVE, KANE  
COUNTY, ILLINOIS.

Chapple Desing Build



June 4<sup>th</sup>, 2025

From: Michael Shannon

BG Products Of Illinois

Address: 2695 W Sullivan Rd. Aurora, IL 60506

Phone: (630) 678-1133

Email: mshannon@bgofillinois.com

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

coaplanning@aurora-il-org

Re: Authorization Letter for: Property address

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize

Chapple Design Build , and its representatives, to act as the owner's agent through the approval of new warehouse construction and Land Use Petition process with the City of Aurora for said property.

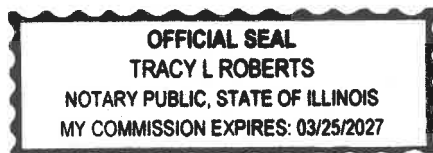
Signature:  Date 6/4/2025

Subscribed And Sworn To Before Me This 6<sup>th</sup> of Day

Of June ,2025

Notary Signature 

Notary Public Seal







CITY OF AURORA, ILLINOIS

ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

An Ordinance establishing a temporary moratorium on Data Center Facilities and Warehouses in all Zoning Districts.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, subject to said Section, the City is authorized to establish temporary restrictions on the development of certain property uses within the City for the limited and specific purposes of determining whether and to what extent additional regulations are necessary to promote and protect the public health, safety, morals and welfare of the City and its residents;

WHEREAS, pursuant to Section 2-280 of the City of Aurora Code of Ordinances, the Development Services Department is responsible for zoning, planning, permitting, and economic development, and the Zoning & Planning and Building & Permits Divisions has jurisdiction over annexation, permitting, planning, and zoning; and

WHEREAS, the City has determined that better zoning regulations need to be established for data center facilities and warehouses, as defined in Section 49-103.3 of the Aurora Zoning Ordinance, as amended, and wishes to establish a temporary zoning moratorium on datacenters and warehouses in all Zoning Districts to preserve the status quo while the City studies, analyzes, and possibly adopts new zoning and development regulations; and

WHEREAS, the City has determined that it is necessary, and in the City's best interests to impose a temporary zoning moratorium on the receipt of and processing of applications for the approval of, and the issuance of any type of permit or approval for datacenters or warehouses in the City; and



ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

WHEREAS, a public hearing was held by the City Planning and Zoning Commission on September 24, 2025, pursuant to public notice as required by law; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

**Section 1. FINDINGS OF FACT AND RECOMMENDATION.**

The corporate authorities of the City of Aurora find that the Aurora Planning and Zoning Commission conducted a public hearing on the proposed moratorium on September 24, 2025, pursuant to notice under Article 11, Division 13 of the Illinois of the Illinois Municipal Code. The City Council hereby adopts the findings and recommendations of the Aurora Planning and Zoning Commission concerning the temporary zoning moratorium on datacenters and warehouses in any Zoning District.

**Section 2. TEMPORARY MORATORIUM ESTABLISHED.**

A temporary zoning moratorium ("Temporary Moratorium") is hereby established is established on the receipt of applications for the processing and approval of, and the issuance of any type of permit for datacenters or warehouses as defined by Section 49-103.3 of the Aurora Zoning Ordinance.

**Section 3. DURATION.**

The Temporary Moratorium established in this Ordinance will be, and is hereby established for a period of 180 days from this Ordinance's Effective Date, and the Temporary Moratorium will expire at 12:01 a.m. on March 24, 2026, unless prior to that time, the Development Services Director, in his sole and absolute discretion, extends this Temporary Moratorium by 30 days, for a total of 210 days, or if the City Council lifts the temporary moratorium by ordinance.

**Section 4. STUDY AND RECOMMENDATIONS.**

The Development Services Department, in consultation with the Sustainability and Economic Development Department and other City departments, shall study the impacts of data centers, learn how other cities are handling data center and warehouse development, and present findings and recommendations to the City Council or Committee of the Whole within three (3) months for discussion only.

**Section 5. EXCEPTIONS.**

The Temporary Moratorium established in this Ordinance will not apply in the following circumstances and the City may accept, process and, if appropriate, approve permit applications for the following types of work:

- (A) Warehouse remodeling and Data Hall remodeling in existing Data Centers with entitlement applications filed before the effective date of this ordinance;
- (B) Routine maintenance or repairs at existing data centers that do not increase operational capacity;
- (C) Public safety or emergency facilities operated by government entities.



ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

**Section 6. EXISTING APPROVED PERMITS.**

Nothing in this Ordinance will affect the rights of any person or entity whose application for a permit pursuant to Chapter 25 of the City's Code or petition for zoning relief pursuant to Chapter 34 of the City's Code for a datacenter or warehouse that has been approved by the City. Nothing in this Ordinance will affect the rights of any person or entity who has submitted a completed application under Chapters 25 or 34 for zoning relief or a permit for a datacenter or warehouse prior to this Ordinance's Effective Date.

**Section 7. CONDITIONAL PROCESSING OF NEW APPLICATIONS.**

Any proposal to construct or build a datacenter or warehouse in any Zoning District may still be presented to the City for consideration, and such applications will be processed conditionally during the term of the Temporary Moratorium, but no such application will be finally approved until (a) the expiration or termination of the Temporary Moratorium and (b) the City confirms that the application complies with the applicable regulations in effect following the expiration or termination of the Temporary Moratorium. Persons or entities filing an application pursuant to this Section 7 do so at their own risk.

**Section 8. HARDSHIP APPEALS PROCESS.**

An applicant seeking to establish a Temporary Moratorium Use may seek an exception from the Temporary Moratorium as follows:

- (A) File a written request for relief with the Zoning and Planning Director on forms provided by the City.
- (B) A request for relief will be considered at a public hearing, properly noticed in accordance with the Zoning Ordinance, as amended, by the Aurora Planning and Zoning Commission.
- (C) Based on the evidence presented at such hearing and the factors set forth in this Ordinance, the Aurora Planning and Zoning Commission will make a recommendation to the City Council.
- (D) Following receipt of the Aurora Planning and Zoning Commission's recommendation, the City Council may, at a regularly scheduled meeting and by ordinance duly adopted, grant the applicant an exception to the provisions of the Temporary Moratorium.
- (E) In order to obtain an exception to the provisions of the Temporary Moratorium, an applicant must demonstrate by clear evidence and the City Council must determine that:
  - (i) the effect of the Temporary Moratorium has caused or will cause an economic hardship on the applicant;
  - (ii) the applicant cannot yield a reasonable return on the property if a datacenter or warehouse is not allowed;



ORDINANCE NO. 025-064  
DATE OF PASSAGE September 25, 2025

- (iii) the applicant has made substantial investment in the development of a datacenter or warehouse that is affected by the Temporary Moratorium, which investment was made in reasonable reliance on the regulations in effect prior to the Temporary Moratorium and without knowledge of pending changes in such regulations (including this Temporary Moratorium), and based on a reasonable probability of zoning approval by the City;
- (iv) the datacenter or warehouse would have been allowed as a matter of right under the pre-existing Zoning Ordinance; and
- (v) the datacenter or warehouse as proposed complies with all other applicable City ordinances, regulations, and rules.

Section 9. SEVERABILITY.

The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

Section 10. REPEAL OF PRIOR ORDINANCES.

All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

Section 11. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



ORDINANCE NO. 025-064

LEGISTAR NO. 25-0731

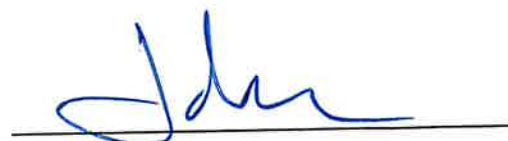
PASSED AND APPROVED ON September 25, 2025

AYES 10 NAYS 1 NOT VOTING 0 ABSENT 1

ALDERMAN	Vote
Alderman Barreiro, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Núñez, Ward 4	yes
Alderman Franco, Ward 5	no
Alderman Saville, Ward 6	yes
Alderman Bañuelos, Ward 7	yes
Alderwoman Smith, Ward 8	absent
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Larson, At-Large	yes
Alderman White, At-Large	yes

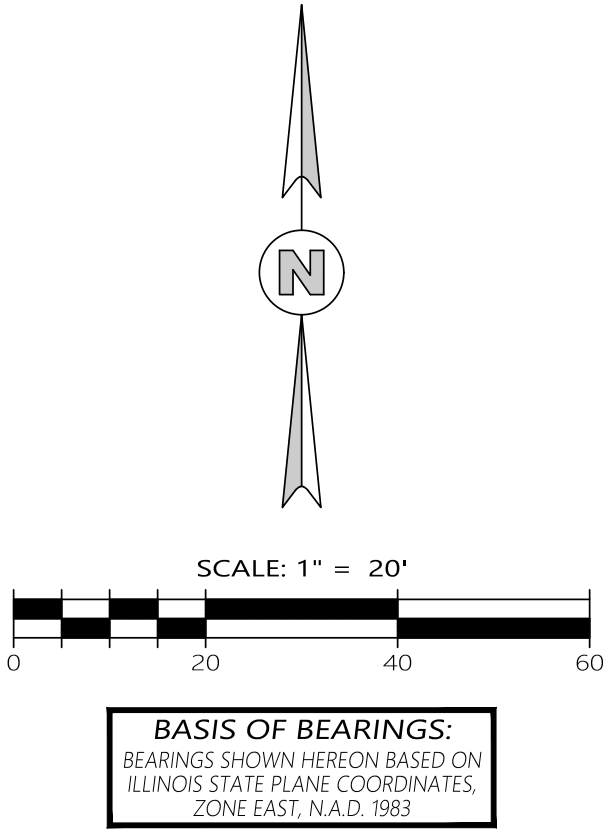
ATTEST:

  
City Clerk Jennifer Stallings

  
Mayor John Laesch



BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

LOT 6 IN PODOLSKY ORCHARD 88 PHASE I, BEING A SUBDIVISION IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2006 AS DOCUMENT 2006K017320, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

LEGEND

- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING DOWNSPOUT
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT POLE
- EXISTING GAS MARKER POST
- EXISTING GAS METER
- EXISTING TELEPHONE HANDHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TRAFFIC CABINET
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING HANDICAP PARKING STALL
- PARKING STALL COUNT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING TREE STUMP
- PARCEL LIMITS
- EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

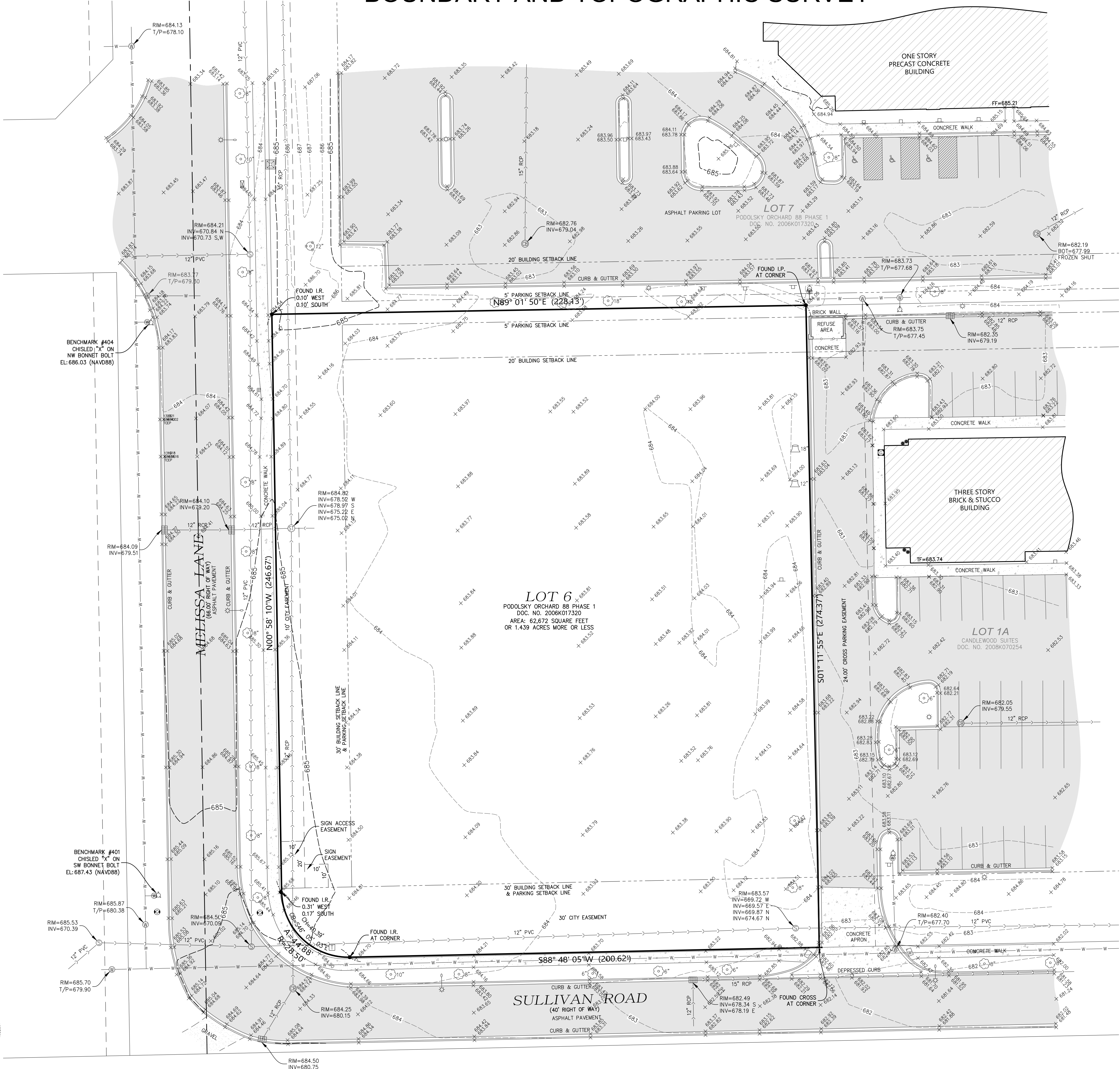
STATE OF ILLINOIS }  
COUNTY OF OGLE }  
WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF OCTOBER, A.D. 2024, AT ROCHELLE, ILLINOIS.

RUDY P. DIXON  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 035-003832

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.



UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**811** Know what's below. **JULIE**  
Call before you dig. (Outside Chicago Area)  
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
811 or 1-800-892-0123

DRAWN BY: RMH		PROJECT NUMBER: 240250		DATE: 10/23/2024	
CHECKED BY: RJD		SCALE: 1" = 20'		DATE: 10/23/2024	
HELP MARK COMPLETED		DATE: 10/19/2024		PROPERTY ADDRESS: 2695 SULLIVAN ROAD, AURORA, IL 60506	
ISSUED		DATE		DESCRIPTION	
0		REV		DESCRIPTION	

**CLIENT:**  
**ADVANTAGE CONSULTING ENGINEERS**  
80 MAIN STREET - SUITE 17, LEMONT, IL 60439  
PHONE: 1 (630) 520-2467

**REGIONAL LAND SERVICES**  
9512 FOWLER ROAD  
ROCHELLE, ILLINOIS 61068  
PHONE: (618) 559-2260

PROJECT NUMBER: 240250  
DATE: 10/23/2024  
SHEET: 1 OF 1  
DRAWING NUMBER:  
PLAT



## **Qualifying Statement – BG Products of Illinois: New Warehouse Construction**

BG Products of Illinois is initiating the construction of a new, purpose-built distribution warehouse to support our expanding operations and optimize supply chain logistics throughout the region. The facility will be located in City of Aurora, Orchard 88 Industrial Park, strategically positioned to enhance service responsiveness and inventory capacity for our growing network of automotive service partners.

The project involves the development of a modern warehouse totaling approximately 10,000 sq. ft., with integrated office space, high-efficiency racking systems, dedicated loading/unloading dock, a pickup van drive-through and controlled climate to preserve product integrity.

Construction is scheduled to commence in August, 2025, with substantial completion targeted for [February, 2026]. The project team includes:

- **Architectural & Engineering Services:** Red Architects and Advantage consulting Engineers
- **General Contractor:** Chapple Design Build
- **Project Management:** Chapple Design Build will oversee the construction
- **Compliance:** All construction will adhere to local and state building codes, OSHA safety standards, and applicable environmental guidelines.

Sustainability and operational efficiency are central to the design, incorporating energy-efficient lighting, optimized HVAC systems, and low-emission materials where applicable.

This investment underscores BG Products of Illinois' long-term commitment to excellence in product availability, logistics performance, and customer satisfaction. The facility will significantly expand our warehousing and fulfillment capabilities, enabling us to continue delivering industry-leading solutions and services with greater agility and reliability.



**Dev Services OTC**  
44 East Downer Place  
Aurora IL, 60505  
(630) 256-3561  
**SALE**

11/19/2025	12:44 PM
Merchant	5994006
Account Code:	
Customer ID:	SB
Invoice:	2695WSULLIVANDR2025-379
Batch Number:	1373049802
Account Type:	Visa Credit
Account Number:	****7601
Entry Method:	KEYED
Transaction ID:	25102489402
Base Amount:	320.00
	—
<b>Total Amount:</b>	<b>320.00</b>

---

**ERIC D FELDMAN**

Cardholder agrees to pay Issuer total in accordance with  
Issuer's agreement with the Cardholder

Auth Code: 65943G

**Thank you for your business!**

**\*\*\* MERCHANT COPY \*\*\***





## Site Contact Information Sheet

### NOTICE:

**ALL INFORMATION IN THIS BOX MUST BE PROVIDED  
IN ADVANCE OF ENGINEERING APPROVAL !**

### ON SITE PROJECT CONTACT

COMPANY: \_\_\_\_\_

CONTACT: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### SWPPP CONTACT

COMPANY: \_\_\_\_\_

CONTACT: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**OFFICIAL USE ONLY**

PROJECT NAME: \_\_\_\_\_ PROJECT No. \_\_\_\_\_ DATE: \_\_\_\_\_

C.O.A PROJECT ENGINEER: \_\_\_\_\_ PROJECT ADDRESS: \_\_\_\_\_





## ORCHARD 88 BUSINESS PARK OWNERS ASSOCIATION

May 5, 2025

To: Michael Shannon  
BG Products of Illinois

**Re: 2695 W Sullivan Rd, Aurora, IL 60506**  
**Conditional Approval of the New Construction Site Plan**

Dear Michael,

We are writing to inform you that the Declarant for Orchard 88 Business Park Owners Association has reviewed the attached site plan (“**Plan**”) for your proposed new construction at Orchard 88 Business Park, located at 2695 W Sullivan Rd, Aurora, IL (“**Project**”). After careful consideration and review of the submitted documents, I am pleased to grant approval of said Plan.

The approval is contingent upon the following conditions:

1. **Compliance with All Local Regulations:** You are required to ensure that all necessary permits and approvals from local government authorities (including but not limited to zoning, building, and environmental approvals) are obtained before construction begins on the Project. All laws and ordinances governing the Project must be followed.
2. **Conformance to Business Park Design Standards:** The Project must strictly adhere to the architectural, signage and landscaping standards set forth by the Business Park Association governing documents and declarations. The exterior appearance, signage, and landscaping elements must align with these standards and be approved by the OA/Declarant in writing in advance of any construction of the Project.



**NOTE:** Nothing contained in this approval letter shall be construed as approving anything contained in the Plan that does NOT strictly conform to the Business Park Association governing documents and declarations.

3. **Construction Schedule and Traffic Impact:** The construction activities should be scheduled in a manner that minimizes disruption to other owners and occupants in the Business Park. Street cleaning will be required when there is mud, excessive dirt, and/or debris, or other conditions warrant.
4. **Insurance and Liability:** The applicant is required to provide proof of construction insurance and liability coverage as per the Association's governing documents.
5. **Completion Timeline:** It is expected that the construction will be completed by February 2026, and the site will be fully operational by March 2026.

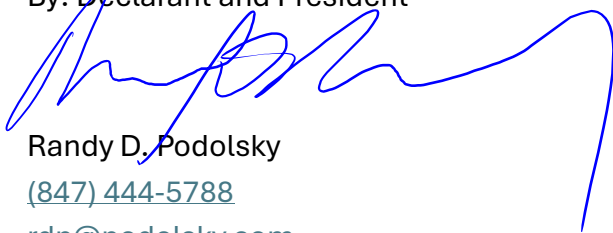
Please ensure that all subsequent work aligns with the Plan. Should there be any material changes or adjustments to the Plan, re-submission for approval will be required.

If you have any questions or need further clarification, feel free to contact me or Jeremy Lyons at Colliers International, the Owners Association property manager.

We look forward to seeing your project come to life and welcome you as a valued member of the Orchard 88 Business Park.

Sincerely,

Orchard 88 Business Park Owners Association  
By: Declarant and President



Randy D. Podolsky  
[\(847\) 444-5788](tel:(847)444-5788)  
[rdp@podolsky.com](mailto:rdp@podolsky.com)

cc: Jeremy Lyons, Colliers International



# FINAL SITE IMPROVEMENT PLANS

FOR

# BG PRODUCTS OF ILLINOIS

2695 W. SULLIVAN ROAD

AURORA, ILLINOIS 60504

AURORA PROJECT # DR5022-053

COUNTY KANE  
CITY, TOWNSHIP AURORA, SUGAR GROVE  
SEC. & SEC. NO. SEC 12, T38N, R7E

48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN. & HOLIDAYS

CHAPPLE DESIGN - BUILD  
405 ILLINOIS AVENUE, SUITE 2D  
ST. CHARLES, IL 60174

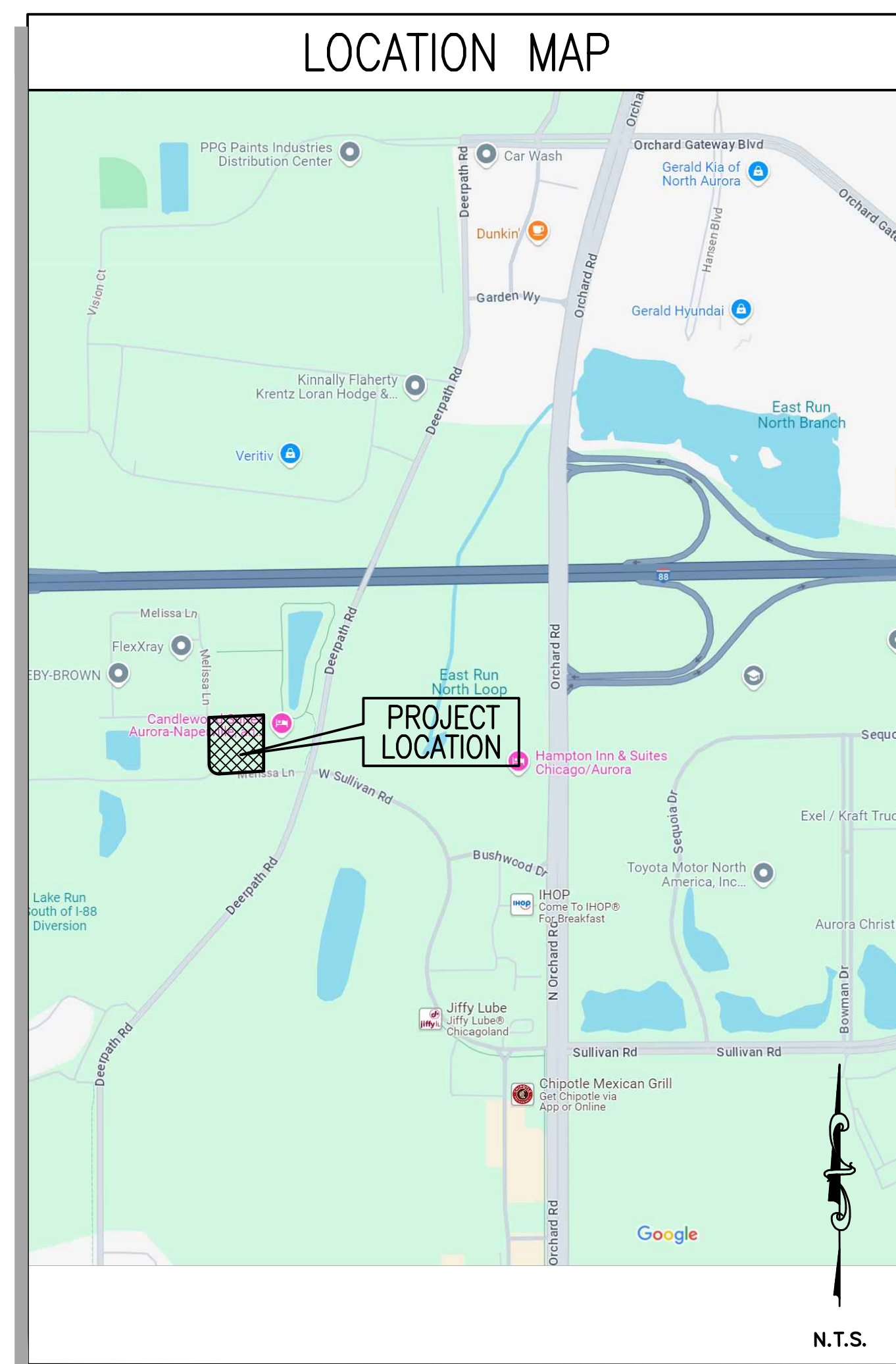
P: (630) 523-5590

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

ELEVATION:  
DESCRIPTION: SEE SHEET EX1 FOR  
BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 1.44 ACRES  
PROPOSED PROJECT AREA: 1.44 ACRES




## INDEX

[illegible]

## REVISIONS

[illegible]

  
ENGINEER  
WILLIAM J ZALEWSKI, P.E.  
BILLZ@ACENG.US

ILLINOIS REGISTRATION NO.: 062-046121  
EXPIRATION DATE: 11/30/2025

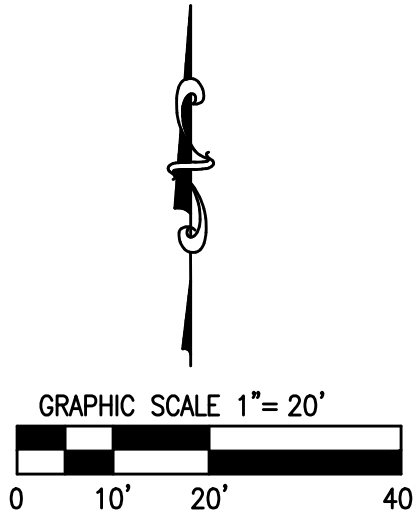
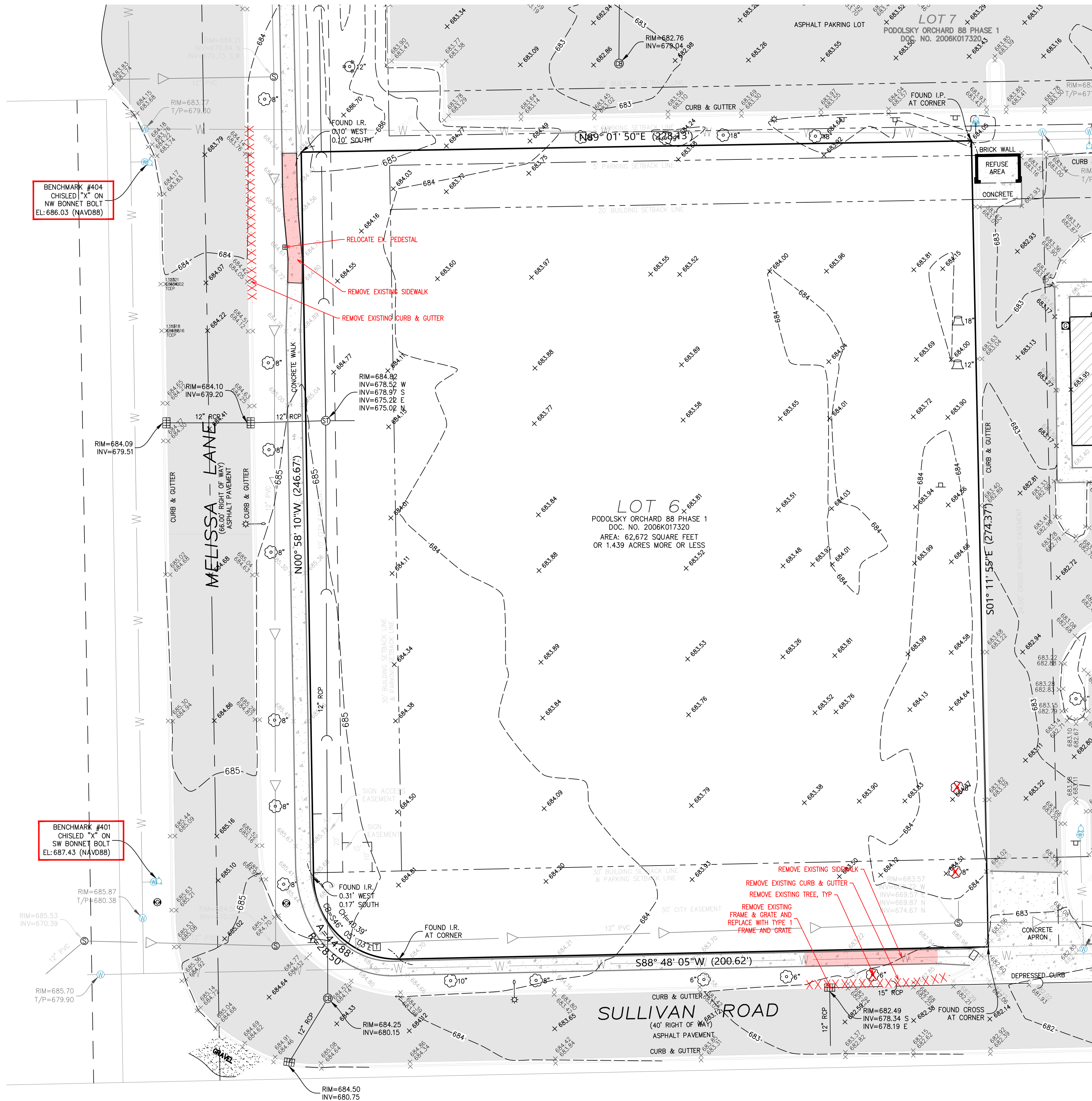
PROFESSIONAL DESIGN FIRM NO.: 184-007386  
EXPIRATION DATE: 4/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

05/29/2022  
DATE



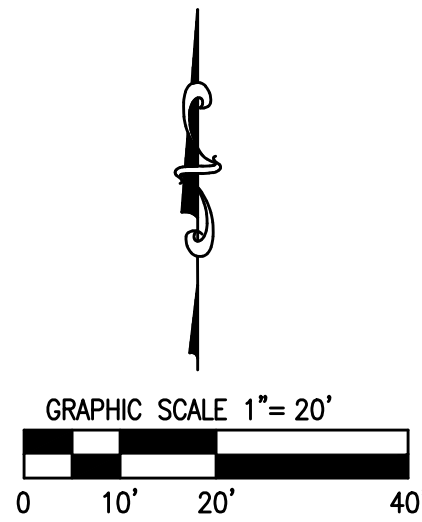
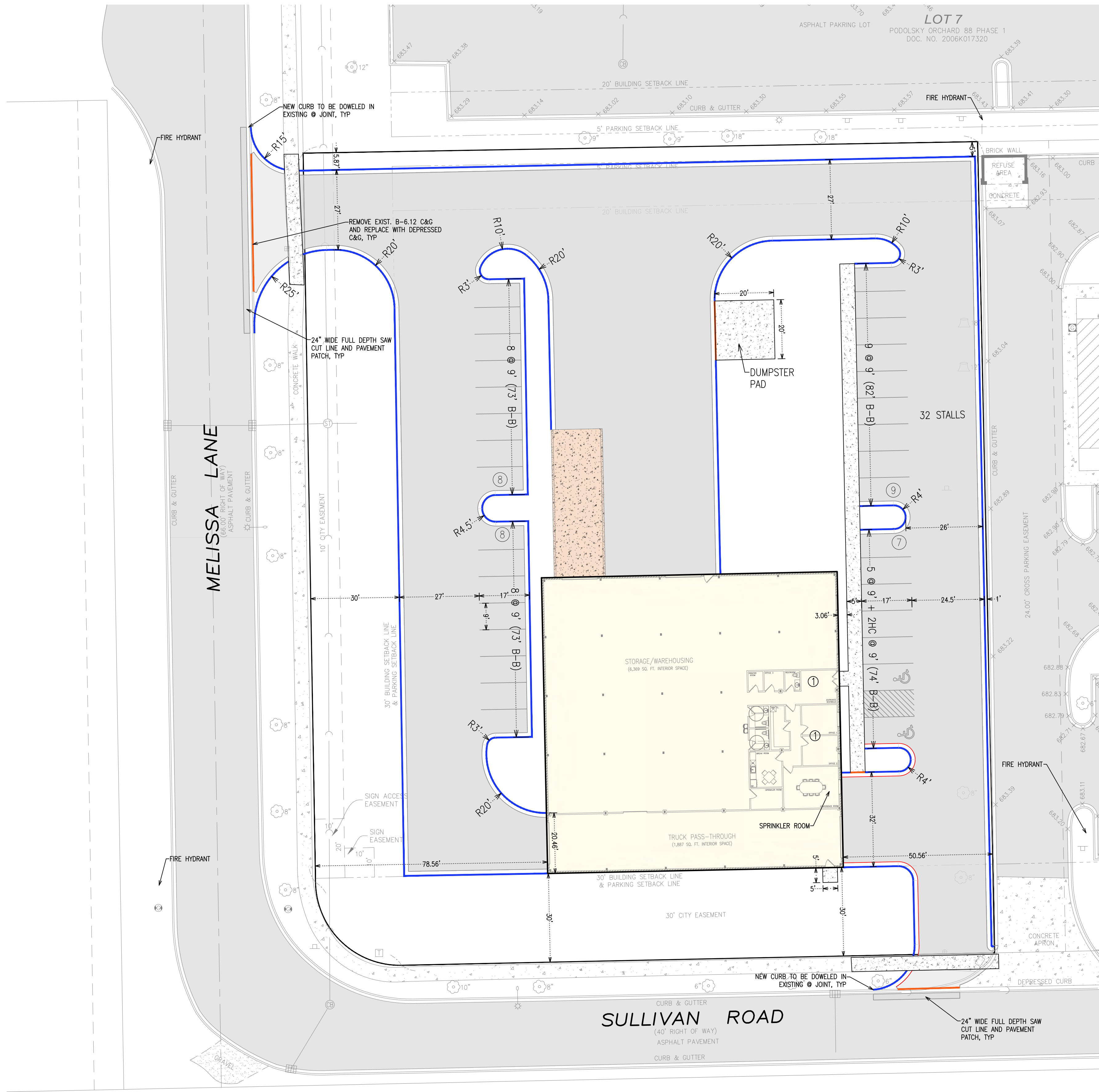




NOTE:  
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:  
REGIONAL LAND SERVICES  
DATED:10/23/2024

REMARKS	REVISED PER CITY OF AURORA
DATE	05/29/2025
NO.	1.
EXISTING CONDITIONS	
BG PRODUCTS OF ILLINOIS	
2695 W.SULLIVAN ROAD, AURORA, IL	
CHAPLE DESIGN - BUILD	
405 ILLINOIS AVENUE, SUITE 2D	
ST. CHARLES, IL 60174	
P: (630) 523-5590	
DECEMBER 16, 2024	
JOB: 24-061	
SHEET:	
EX1	
2 OF 16	





CURB LEGEND (COLOR CODED):

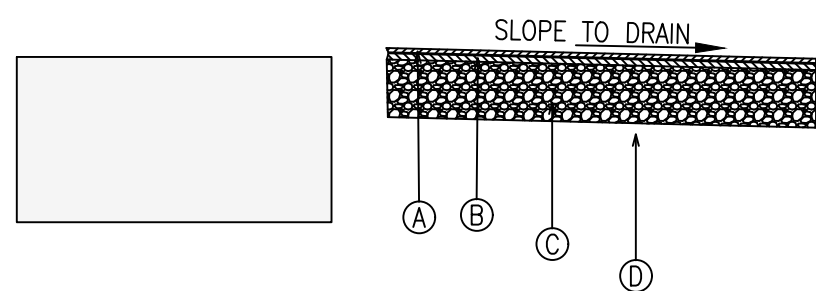
- B6-12 CURB & GUTTER
- DEPRESSED C & G OR CURB OPENING
- TRANSITION CURB & GUTTER
- WHEEL STOP
- EOP LINE @ REGULAR PITCH GUTTER
- EOP LINE @ REVERSE PITCH GUTTER

GEOMETRIC NOTES-INDUSTRIAL

- ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
- ALL RADII ARE 3-FT UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE 4-INCH YELLOW PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
- THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- FOUNDATION, STAIR AND DOORWAY LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.

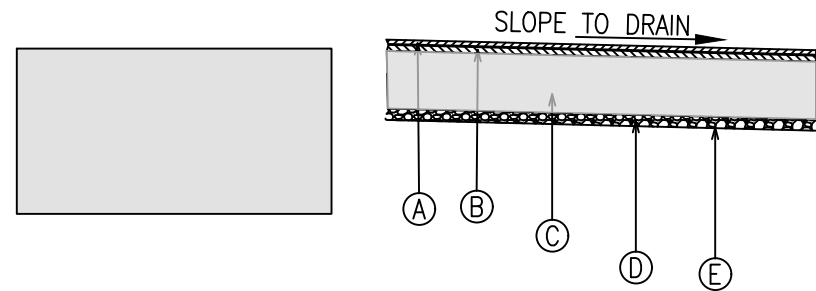
SIGN LEGEND:

- HANDICAP PARKING W/ \$250 FINE SIGN



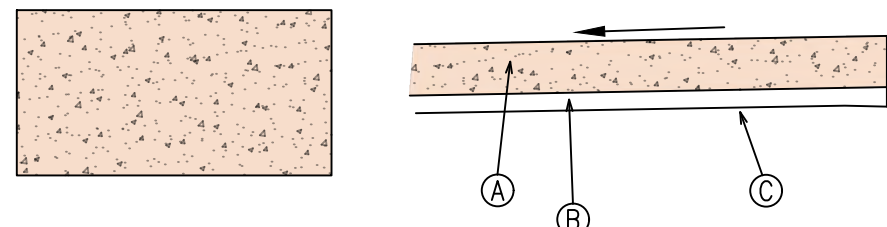
- 1.5" HOT MIX ASPHALT SURFACE COURSE, MIX. C, N50
- 2.5" HOT MIX ASPHALT BINDER COURSE, MIX. C, N50
- 10" MIN. CRUSHED AGGREGATE SUB-BASE, TY. B.
- COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING

PARKING LOT PAVEMENT SECTION  
N.T.S.



- 1.5" HOT MIX ASPHALT SURFACE COURSE, MIX. C, N50
- 2.5" HOT MIX ASPHALT BINDER COURSE, MIX. C, IL19.0, N50
- 9" HOT MIX ASPHALT BASE COURSE, N50
- 10" MIN. CRUSHED AGGREGATE SUB-BASE, TY. B.
- COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING

PARKING LOT PAVEMENT SECTION  
N.T.S.



LOADING DOCK

SEE ARCH PLANS FOR DOCK PAVEMENT SECTION AND WALL DETAILS

NO.	DATE	REMARKS
1.	05/29/2025	REVISED PER CITY OF AURORA

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ACEENGINEERS.COM

**GEOMETRIC PLAN**  
**BG PRODUCTS OF ILLINOIS**  
2695 W.SULLIVAN ROAD,  
AURORA, IL

**CHAPLE DESIGN - BUILD**  
**405 ILLINOIS AVENUE, SUITE 2D**  
**ST. CHARLES, IL 60174**  
**P: (630) 523-5590**

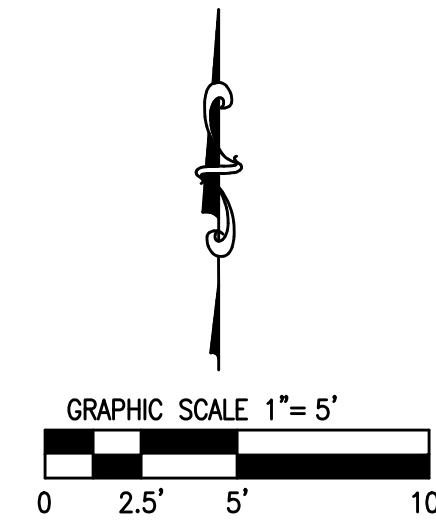
DECEMBER 16, 2024  
JOB: 24-061

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3 OF 16









1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS.
2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE AND CONSTRUCTION LIMITS.
6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
8. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6" TOP SOIL, SEED AND BLANKET.

**CHAPPLE DESIGN - BUILD**  
**405 ILLINOIS AVENUE, SUITE 2D**  
**ST. CHARLES, IL 60174**  
**P: (630) 523-5590**

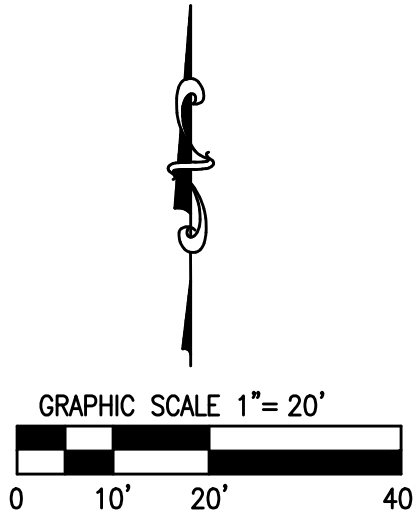
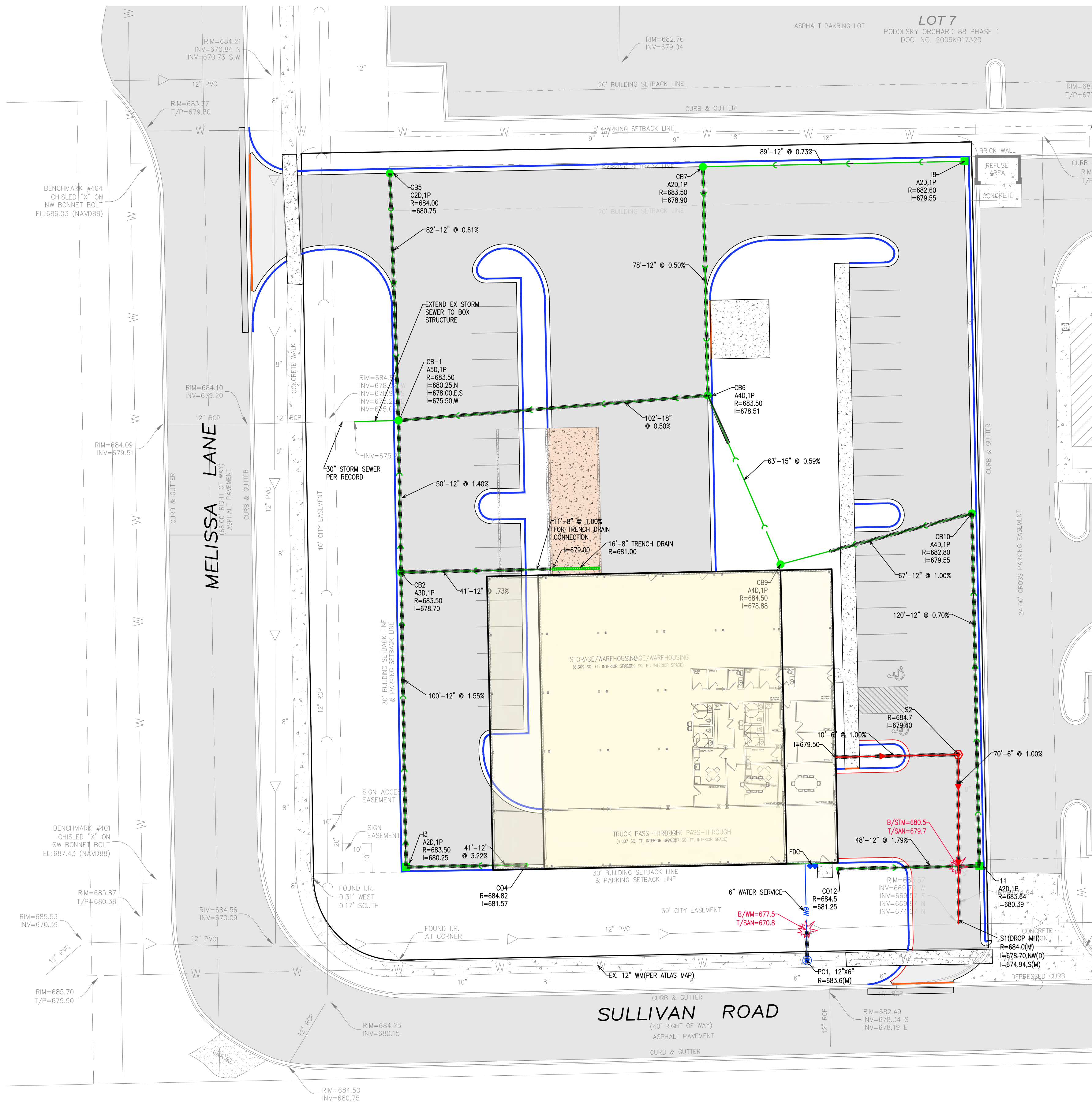
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**ADVANTAGE**  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467 [www.aceng.us](http://www.aceng.us)

NO.	DATE	REMARKS
1.	05/29/2025	RENSED PER CITY OF AUBORA





- NOTES FOR UTILITY PLAN:
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL IV, ALL OTHER STORM SEWERS TO BE RCP CL III UNLESS NOTED OTHERWISE.
  - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
  - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
  - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:  
1P: NEENAH R-1713, TYPE G OPEN GRATE  
1C: NEENAH R-1713, TYPE B CLOSED LID  
3P: NEENAH R-3278 FRAME & TYPE A OPEN GRATE
  - UTILITY STRUCTURE SYMBOL LEGEND:  
M36: MANHOLE, STRUCTURE # 36  
I: INLET  
CB: CATCH BASIN  
M: MANHOLE  
E: FLARED END SECTION WITH RIP RAP  
S: SANITARY MANHOLE  
NP: NYLOPLAST  
FH: FIRE HYDRANT  
V: VALVE VAULT  
PC: PRESSURE CONNECTION  
CO: CLEAN OUT  
UD: PERFORATED UNDERDRAIN  
A40.1P: TYPE A, 4" DIA., TYPE OF FRAME AND GRATE/LID.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
  - CONTRACTOR SHALL POT HOLE ALL UTILITY CROSSING AFTER JULIE 1 (DATE REVISION UTILITIES ARE LOCATED)

REMARKS	REVISED PER CITY OF AURORA
	NO. 1.
DATE	05/29/2025
UTILITY PLAN	
ADVANTAGE CONSULTING ENGINEERS	
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439	
WWW.ADVANTAGE-ILL.COM	
BG PRODUCTS OF ILLINOIS	
2695 W. SULLIVAN ROAD,	
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U1	
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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMAN	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		CO	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1 1/2 MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
DIVERSIONS	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTION WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDED ADEQUATE STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.	X		N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SFS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		DBS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X		CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BWS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X		CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON		LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED.
	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT BASINS	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
SEDIMENT FILTERS	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
EROSION CONTROL	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
SEDIMENT CONTROL	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED.
	INLET PROTECTION	X	IF	USED FOR PROTECTION OF INLETS.	X		REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK		DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.	X		REPLACE WHEN FABRIC IS TORN OR HOLES BEGON TO FORM.
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES.	X		REPLACE WHEN HALF-FULL. FABRIC IS TORN, OR HOLES BEGON TO FORM.
	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.
	STREET SWEEPING		SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (in)	DISCHARGE Q (CFS)	LENGTH OF APRON Ld (FT)	MEDIAN RIPRAP SIZE C (in)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP RAP d (in)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

CONSTRUCTION SCHEDULE-2024-25

DESCRIPTION	MON-1	MON-2	MON-3	MON-4	MON-5	MON-6	MON-7	MON-8	MON-9
EROSION CONTROL									
SITE CLEARING									
MASS GRADING									
UTILITIES									
PAVING									
SITE STABILIZATION									

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION.

1. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:
- THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF BG PRODUCTS OF IL DEVELOPMENT THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:
- A. MASS GRADING  
B. PAVEMENT CONSTRUCTION  
C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS  
D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.
2. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:
- THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:
- A. INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE  
B. MASS GRADING  
C. UNDERGROUND UTILITIES INSTALLATION  
D. FINE GRADING IN PAVEMENT AREA  
E. PAVEMENT CONSTRUCTION
- THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.
3. THE TOTAL ESTIMATED AREA OF THE SITE IS 1.44 ACRES.  
THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 1.44 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR N/A PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
- THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS 0.75  
EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT \_\_\_\_\_ OR NOT AVAILABLE
- NAME OF RECEIVING WATER(S) EXISTING STORM SEWER  
NAME OF ULTIMATE RECEIVING WATER(S) EXISTING RIVER  
WETLAND ACREAGE N/A

5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:

- A. SEDIMENT FROM DISTURBED SOILS  
B. PORTABLE SANITARY STATIONS  
C. FUEL TANKS  
D. STAGING AREAS  
E. WASTE CONTAINERS  
F. CHEMICAL STORAGE AREAS  
G. OIL OR OTHER PETROLEUM PRODUCTS  
H. ADHESIVES  
I. TAR  
J. SOLVENTS  
K. DETERGENTS  
L. FERTILIZERS  
M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)  
N. CONSTRUCTION DEBRIS  
O. LANDSCAPE WASTE  
P. CONCRETE AND CONCRETE TRUCKS  
Q. LITTER

2. CONTROLS.

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROLS.

STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECEDDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

- A. PERMANENT SEEDING  
B. SILT FILTER FENCE  
C. VEGETATIVE FILTER  
D. STABILIZED CONSTRUCTION ENTRANCE
2. STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
- A. RETENTION-POND  
B. STORM SEWER SYSTEM  
C. RIP-RAP FOR OUTLET PROTECTION  
D. INLET PROTECTION
3. DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED.
- A. IRRIGATION  
B. SPRAY ON ADHESIVE  
C. VEGETATIVE COVER  
D. MULCHING
4. STORM WATER MANAGEMENT.

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

- A. BARRIER FILTERS  
B. STORM SEWERS  
C. RETENTION/DETENTION POND  
D. PERMANENT SEEDING  
E. GULFLET PROTECTION
5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORM WATER MANAGEMENT CONTROL INCLUDES:

- A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP-RAP TABLE FOR QUANTITY)  
B. DITCH CHECK

3. APPROVED STATE OR LOCAL PLANS.

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBURBAN ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NO TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

7. WASTE MANAGEMENT

SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE WASTE. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.

8. CONCRETE WASTE MANAGEMENT

CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING EXCESS CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.

9. CONCRETE CUTTING

CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

10. VEHICLE STORAGE AND MAINTENANCE

WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSAL OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND EPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.

11. MATERIAL STORAGE AND GOOD HOUSEKEEPING

MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT. PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

12. MANAGEMENT OF PORTABLE SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

13. SPILL PREVENTION AND CLEAN-UP PROCEDURES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

14. DE-WATERING OPERATIONS

DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

15. OFF-SITE VEHICLE TRACKING

THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE, AND REMOVING TOP LAYERS OF STONE AND SEDIMENT, AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

16. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE DURING CONSTRUCTION OF THE PROJECT. SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERMITTER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

3. MAINTENANCE

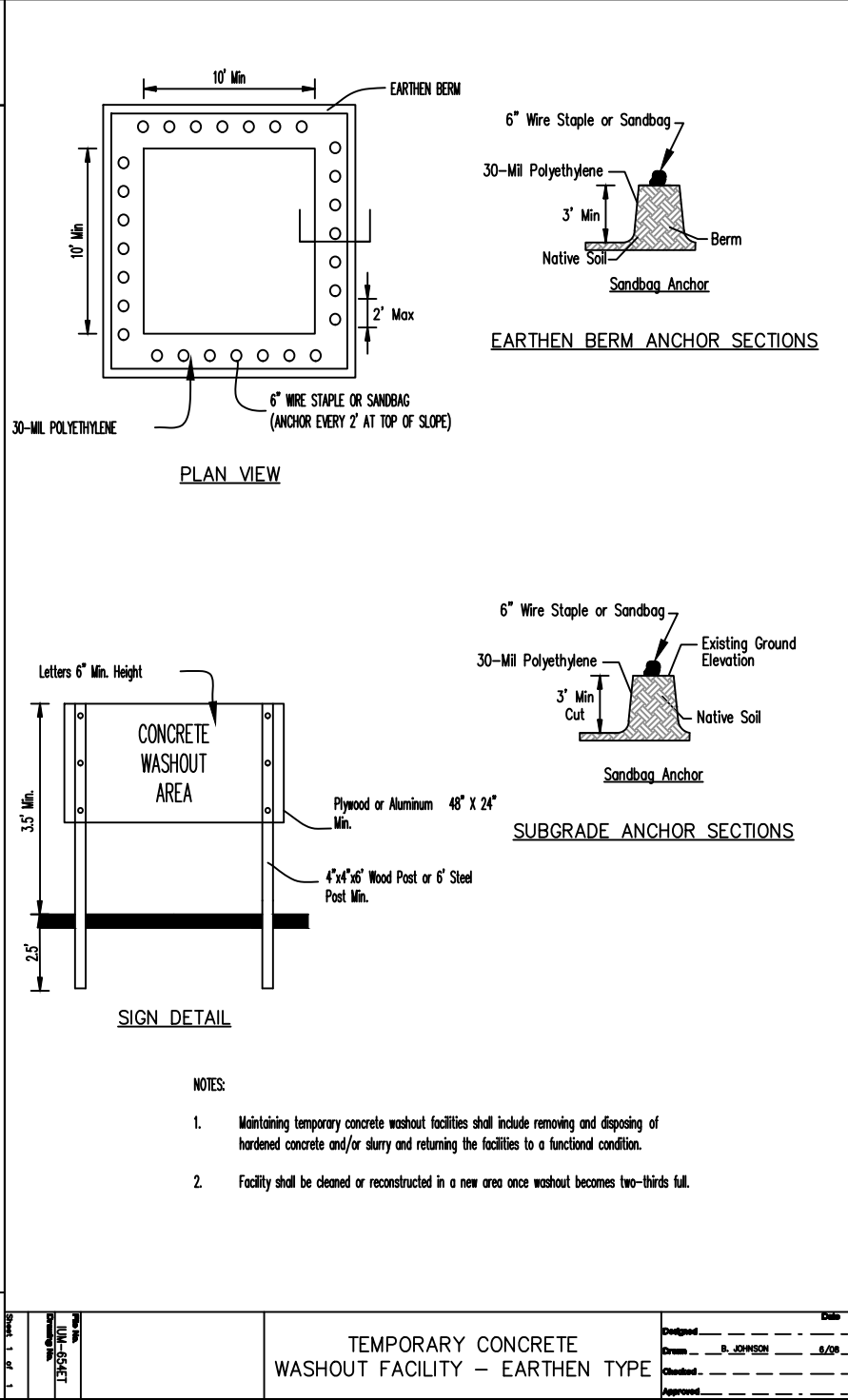
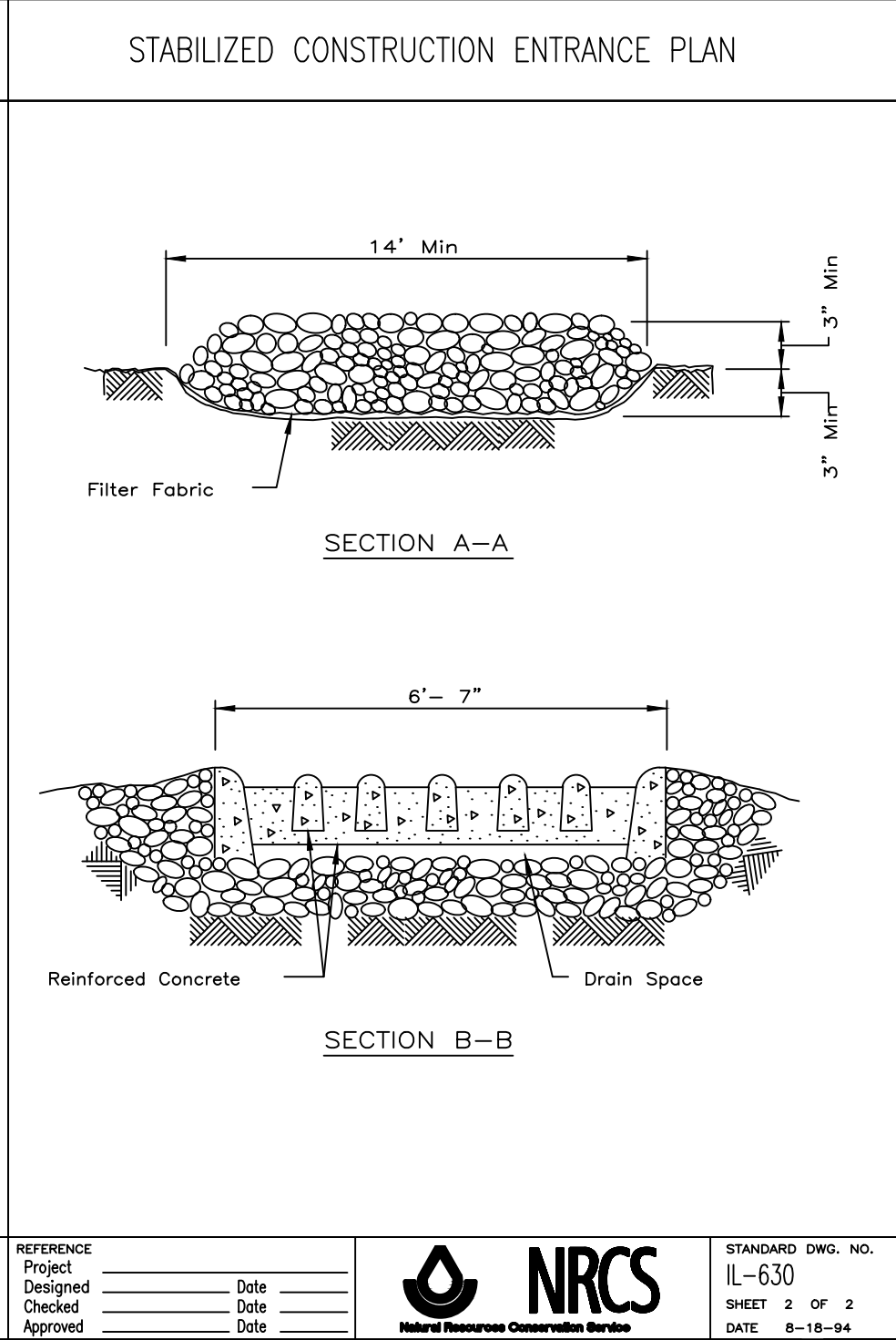
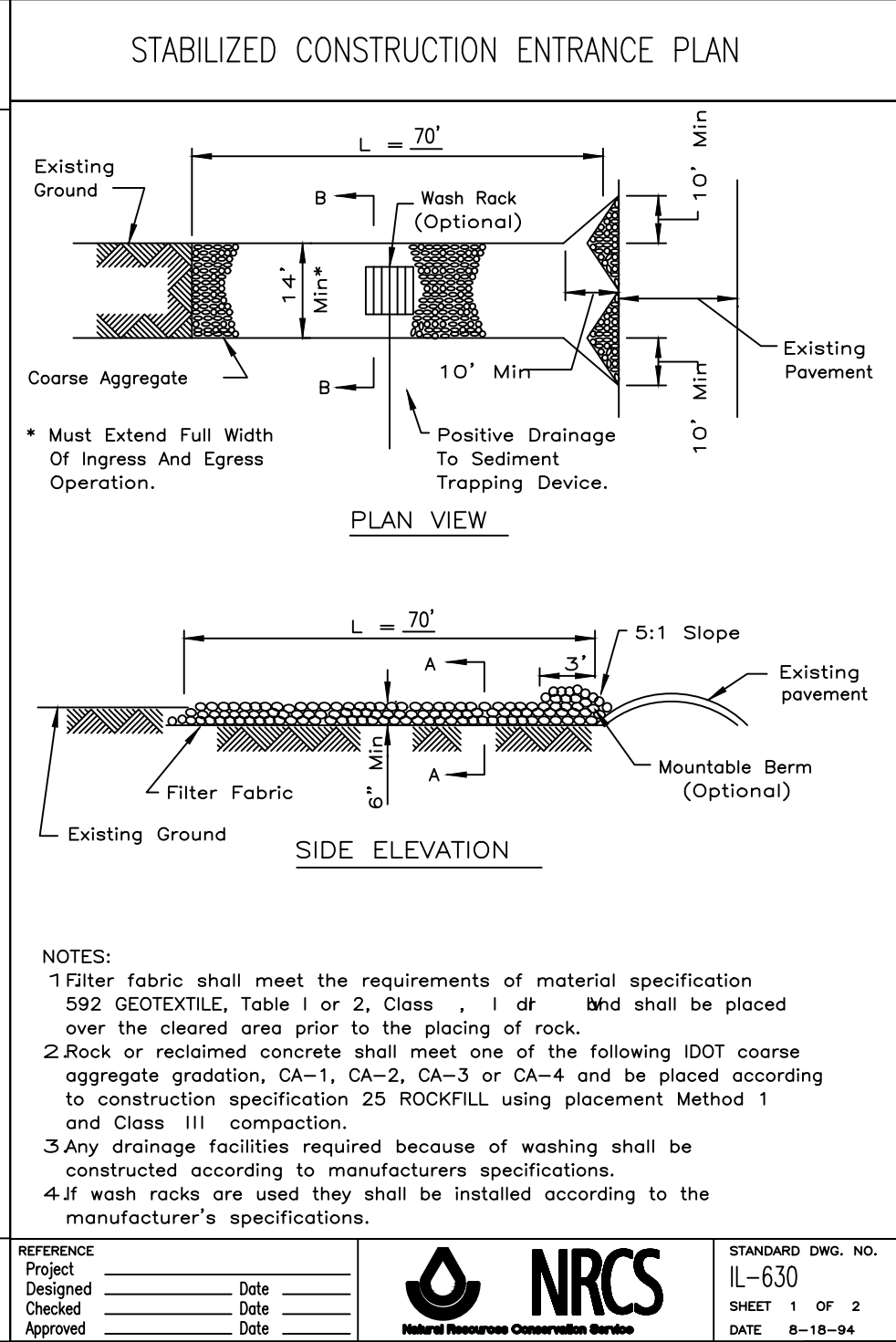
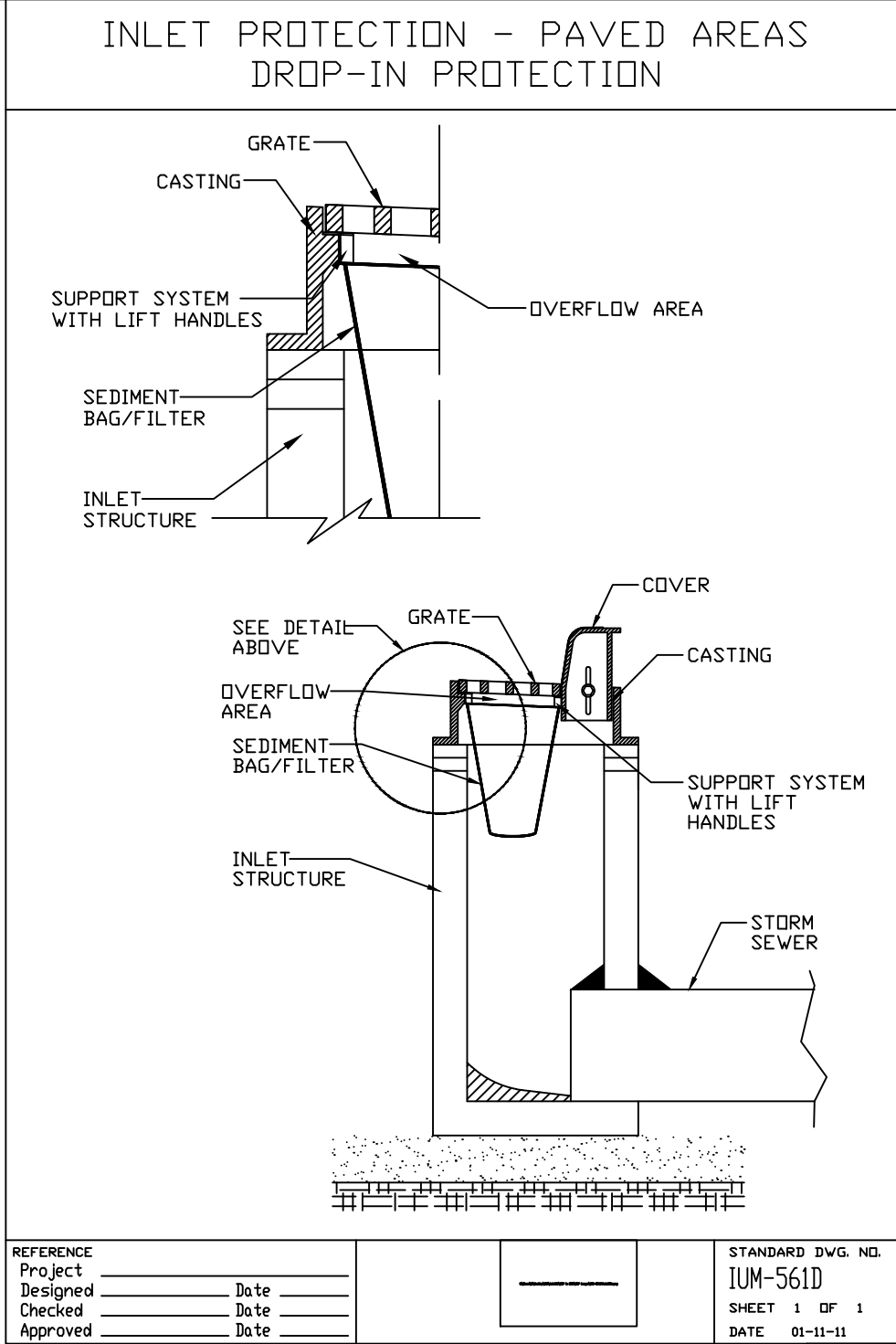
THE FOLLOWING IS A DESCRIPTION OF PROCEDURES TO WILL BE USED TO MAINTAIN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

- A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONE, REMOVE AND REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.
- C. SEDIMENTATION BASINS/TRAPS: SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY SEDIMENT. IN NO CASE SHALL SEDIMENT BE ALLOWED TO BUILD UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.
- D. SILT FILTER FENCE: ANY DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED
- E. RIP-RAP OUTLET PROTECTION: INSPECTED SHALL OCCUR AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONE THAT HAVE BEEN DISLODGED. DISTURBED RIP RAP SHALL BE REPAIRED IMMEDIATELY.
- F. DUST CONTROL: WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

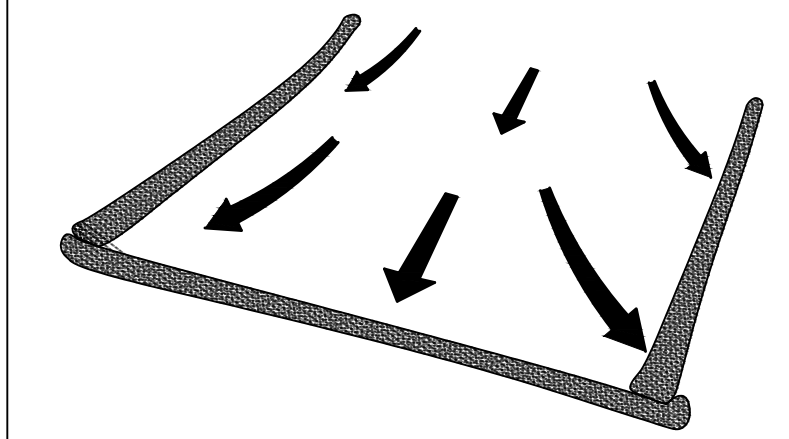
4. INSPECTIONS

1. THE OWNER, OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT THE DISTURBED AREAS OF THE SITE UNDER CONSTRUCTION WHICH HAVE NOT BEEN STABILIZED, ALL STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.
2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.</



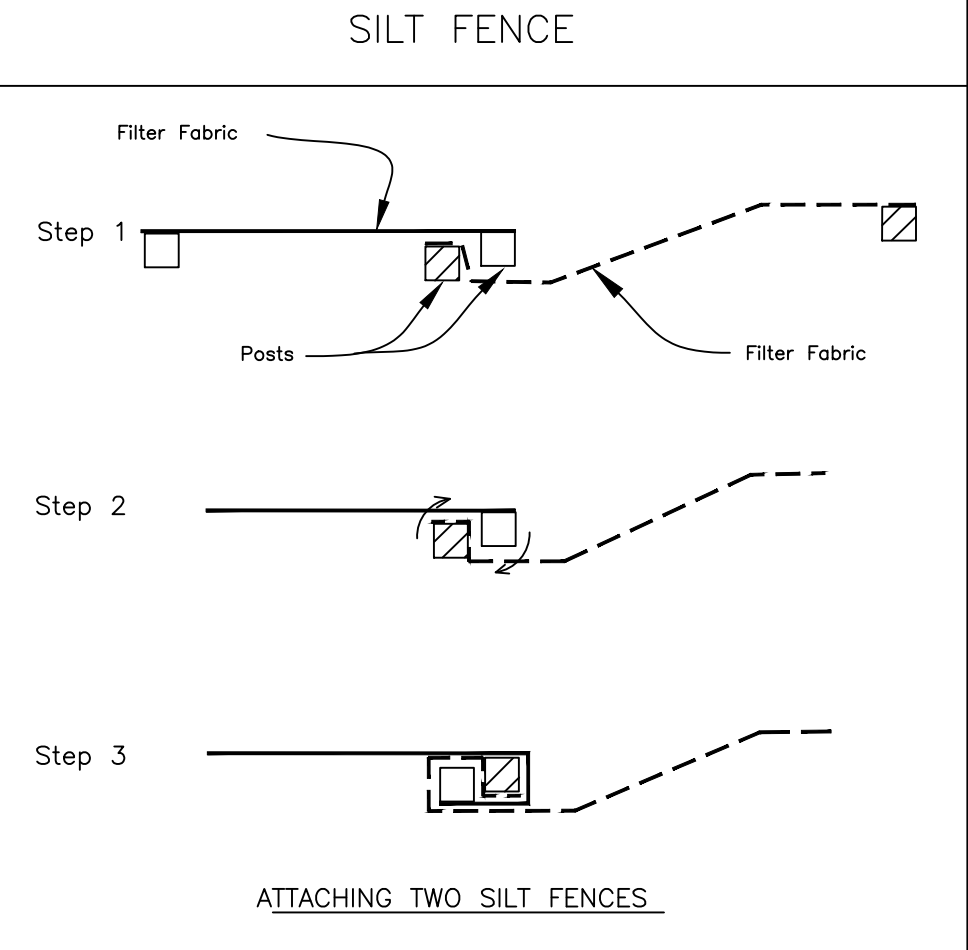
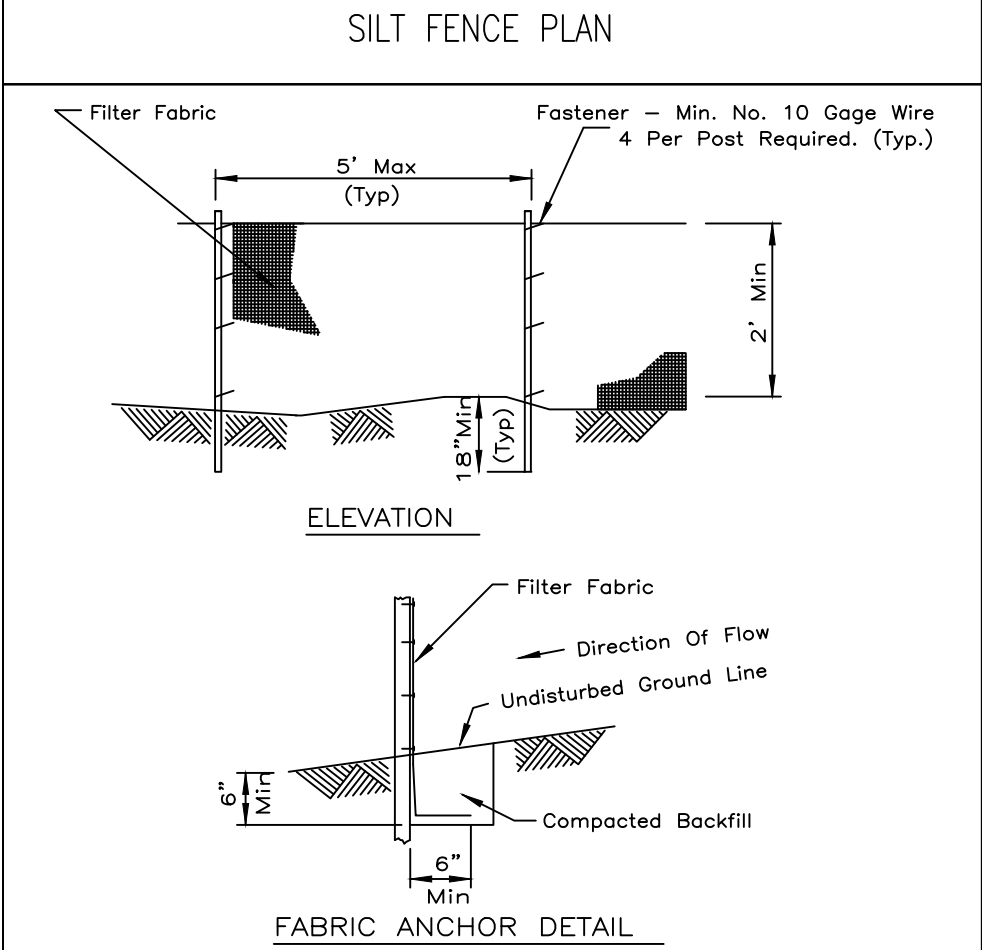


SILTORM PERIMETER  
CONTROL SPECIFICATIONS



PERIMETER CONTROL

PLACE SILTORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.



SILTORM INSTALLATION  
SPECIFICATIONS

SILTORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTORM	INSTALLED HEIGHT OF STACKED SILTORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0-8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2"-2"-90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE SILTORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/4 ACRE PER 100 LF OF SILTORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTORM SHALL CONTINUE UP THE SIDE SLOPES TO THE UP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

SILTORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

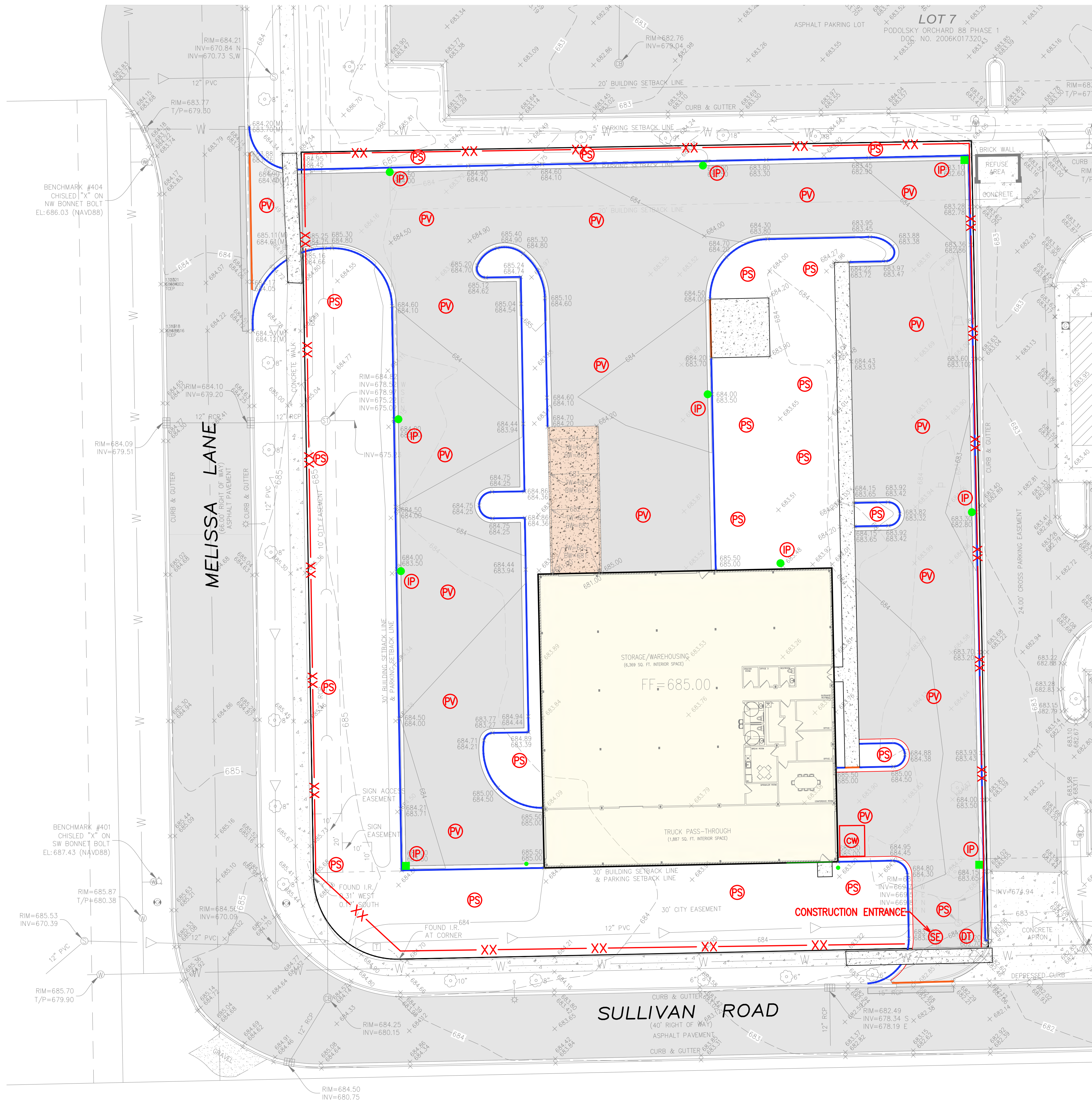
SILTORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILTORM DITCH CHECK DAM ESTIMATED QUANTITIES

	V - DITCH (1)			TRAPEZOIDAL DITCH (2)		
	24" SILTORM (INSTALLED HEIGHT 19")	12" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 29")	24" SILTORM (INSTALLED HEIGHT 19")	12" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 29")
LENGTH (FT)	20	60	48	24	72	60

- (1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION  
(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION





EROSION CONTROL LEGEND

- SE STABILIZED CONSTRUCTION ENTRANCE
- DT DUST CONTROL
- PV PAVING
- PS PERMANENT SEEDING
- CW CONCRETE WASHOUT
- IP INLET PROTECTION  
- DROP BASKET
- XX SILT FENCE OR SILTWORM

EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
- EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
- EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.

KOSWCD STANDARD NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL'S LATEST EDITION.
- THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT (KOSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND-DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- AN UP-TO-DATE COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE KOSWCD.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE KOSWCD.
- DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FILED TILES OR STORMWATER STRUCTURES IS PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL DISTURBED AREAS SHALL BE STABILIZED (TEMP OR PERM) WITHIN 14 DAYS OF FINAL GRADING OR WHEN IDLE FOR 14 OR MORE DAYS.

ALL DROP INLETS ON AND ADJACENT TO THE SITE MUST HAVE A SEDIMENT TRAPPING OR CONTAINMENT DEVICE INSTALLED DURING CONSTRUCTION ACTIVITIES.

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DECEMBER 16, 2024  
JOB: 24-061

SHEET:  
**SE3**

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Water Main Testing and Disinfection Procedures  
for New Water Main

City of Aurora, IL  
Sept 2019

General:

All water distribution system valves shall only be operated by authorized City of Aurora employees and authorized designated representatives of the City of Aurora. Contact the City Water and Sewer Maintenance Division at (630) 256-3710 to schedule operation of water main valves.

Design plans shall be submitted for approval to the Engineering Division of the Department of Public Works with a completed IEPA Application for Construction Permit. Upon approval by the Engineering Division, the plans must be distributed to all contractors and chlorination contractors who will be working on site. Water main work shall not start until an IEPA permit for water main construction has been obtained.

Water main must be disinfected in accordance with AWWA C651-14 Standard, except where these Procedures establish a higher standard. All contamination preventive measures, pressure testing, preliminary flushing, chlorination, and bacteriological sampling of the water main shall be conducted under the supervision of the City of Aurora's Engineering Division or its designated representative. The installation contractor shall notify the City of Aurora's Engineering Division or its designated representative a minimum of 48 hours in advance of each of the following activities: starting construction of a project, pressure testing, preliminary flushing, chlorination, and bacteriological sampling of any water main piping.

Contamination Preventive Measures During Construction:

Soil, organic matter, and other heavy material typically contain bacteria and can prevent even high concentrations of chlorine from contacting and killing the organisms. These bacteria can cause failure of bacteriological sampling. Preventing these types of materials from entering water main pipe either during or before installation is critical. Preventive measures are described in detail in AWWA Standard C651-14 Section 4.8. At a minimum, the following preventive measures shall be followed during water main pipe installation:

1. *Keep pipe clean and dry.* The interiors of pipes, fittings, and valves shall be protected from contamination. All openings in the pipeline shall be closed watertight or with rodent-proof plugs when pipe laying is stopped at the close of the day's activities or for other reasons.
2. *Joints.* Joints of all pipe in the trench shall be completed before work is stopped.
3. *Cleaning and swabbing.* If dirt or other foreign material enters the pipe, it shall be removed and the interior of the pipe surface swabbed with a 1 to 5% sodium hypochlorite (NaOCl) disinfecting solution. If in the opinion of the City of Aurora Engineering Division, or its designated representative, the foreign material in the pipe will not be removed by preliminary flushing activities, the interior of the pipe shall be cleaned using mechanical means at no additional cost to the City of Aurora and then swabbed as described above.

Pressure/Leakage Testing:

All testing activities shall be recorded and witnessed by the City of Aurora's Engineering Division or its designated representative. Any testing not witnessed will not be accepted.

After the water main has been laid and partly backfilled, the water main shall be slowly filled with water to eliminate air pockets prior to testing. The main shall be filled with water at a rate to ensure that the water within the main will flow at a velocity no greater than 1 foot/second. This water shall remain in the pipe for at least 24 hours before testing can begin.

Before applying the test pressure, air shall be completely expelled from the pipe. The test pressure shall be at least 150 psi and the test shall last for a minimum of 2 hours. A loss of more than 5 psi during the test shall result in a test failure and the test must be restarted. Upon completion of the test, the volume of recovery water shall be defined as the amount necessary to restore the pressure within the test section to the value at the commencement of the test. The allowable leakage shall be as determined by AWWA Standard C600-100 Sec. 5.2, based on an allowable leakage of 10.49 gpd/mi/inch. While lengths greater than 1,000 feet may be tested at one time, the permissible leakage will be calculated for the length of water main tested up to a maximum of 1,000 feet regardless if the actual length of main tested is longer.

Preliminary Flushing:

After satisfactory completion of pressure/leakage testing, the water main shall receive a preliminary flush. Flushing of water mains shall be conducted under the supervision of the City of Aurora's Engineering Division, or its designee, in accordance with the approved flushing plan. The flushing shall include 100% of the newly installed water main as well as **every fire hydrant installed.** During the flushing operation the direction of flow through the mains shall be reversed. All main line and hydrant valves shall be opened and closed while flushing in each direction. Flushing shall only take place between 7:30 am and 3:00 pm Monday through Friday, excluding holidays.

The flushing velocity in the main shall be a **minimum of 3.0 feet/second.** See Table A for recommended flows to properly flush piping.

Table A Required Flow and Openings to Flush Pipelines*					
Pipe Diameter  (Inch)	Flow Required to Produce 3.0 ft/s Velocity in Main  (gpm)	Size of Tap			Number of 2-1/2 inch Hydran Outlets
		1-inch	1-1/2 inch	2-inch	
		Number of Taps on Pipe**			
4	120	1	-	-	1
6	260	-	1	-	1
8	470	-	2	-	1
10	730	-	3	2	1
12	1,060	-	-	3	2
16	1,880	-	-	5	2

\* Assuming 40 psi residual pressure in existing water main a 2-1/2" hydrant outlet will discharge

Water Main Disinfection:

Disinfection shall be accomplished by the use of liquid sodium hypochlorite (NaOCl) or chlorine gas only. The City of Aurora's Engineering Division or its designated representative shall witness the chlorination of the water main. Chlorination of the water main shall not be permitted until the main has passed the pressure/leakage test and a preliminary flush has been performed, witnessed, and approved.

Under the supervision of the project field representative, water from the existing distribution system shall be made to flow at a constant rate into the newly laid water main. At a point not more than 10 feet downstream from the beginning of the new main, water entering the new main shall receive a dose of chlorine fed at a constant rate such that the water will receive not less than 50 mg/L of free chlorine (see Table B or C below).

If chlorine gas is utilized, a minimum of two people employed by the Chlorinator are required when chlorinating a main. One person to monitor the chlorine gas system at the cylinder and one person to monitor the free chlorine levels at the whip/sample locations. The chlorine gas cylinder is not to be left unattended at any time during the disinfection procedure.

All main line and hydrant valves (except for valves at the connection between the new and existing systems) shall be operated after the main has been chlorinated in order to allow the valve disk to make contact with the chlorine solution. As an optional procedure (if specified by the City of Aurora or its designee), water used to disinfect the new main during the application of chlorine will be supplied through a temporary connection. This temporary connection shall be installed with an appropriate cross-connection control device to prevent backflow into the distribution system.

Table B Chlorine Gas Required to Produce 50 mg/L Concentration in 100 ft. of Pipe	
Pipe Diameter (Inch)	100% Chlorine Gas* (Pounds / 100 LF)
4	.026
6	.060
8	.108
10	.170
12	.240
16	.434

\* Approximate dosages required

Table C  
1% Sodium Hypochlorite (NaOCl) Solution Required  
to Produce 50 mg/L Concentration in 100 ft. of Pipe

Pipe Diameter (Inch)	1% Sodium Hypochlorite Solution* (Gallons / 100 LF)
4	32
6	72
8	130
10	204
12	288
16	260

\* Approximate dosages required

A minimum free chlorine residual of 25 mg/l shall remain in the water main after standing 24 hours in the pipe as tested/confirmed by the City's Engineering Division or designated representative. A free chlorine concentration less than 25 mg/L indicates an unusually large chlorine demand and can be an indication of significant contamination within the pipe. This condition shall require the contractor to perform a second preliminary flush and also to chlorinate the main a second time prior to collection of any samples.

Final Flushing and Bacteriological Testing:

A minimum of 24 hours after the water main has been properly chlorinated, the contractor shall schedule an appointment for bacteriological testing. The contractor shall contact the City of Aurora's Microbiology Laboratory at (630) 256-3255 to schedule sample collection. Typically, sample collection will occur on the next business day. Sampling shall only take place between 7:30 am and 3:00 pm Monday through Thursday, excluding holidays. Samples will NOT be collected on Fridays, Saturdays, or Sundays. Sample results shall typically be available within 25 hrs of the sample collection

All of the water main that is covered by one IEPA permit must be tested and sampled as a complete project. Bacteriological sampling will not begin until the entire length of the water main being permitted by the IEPA for that particular project has been installed, pressure tested, and chlorinated. Modifications of this requirement must be discussed with the City's representative 7 days prior to disinfection procedures.

Just prior to sampling, the main shall be flushed under the supervision of approved City of Aurora personnel or a designated representative to reduce the free chlorine concentration to no more than 3.5 mg/L. City of Aurora Water Production Division personnel shall collect all bacteriological samples. Sample points shall consist of only copper whips attached to the main and shall be located every 1,200 feet, plus one location from the end of the line, and at least one location from each branch greater than one pipe length long (generally 20 feet). Representative samples shall be collected at locations as directed by the City of Aurora's Water Production Division. **Samples shall not be drawn from hydrants.**

All water mains must be disinfected before being placed into service. Disinfection shall be verified when two (2) consecutive water sample sets collected from the completed water main at least 24 hours apart show the absence of coliform bacteria and the presence of a chlorine residual as required by 25 Ill. Adm. Code 604.725 (≥ 1.0 mg/L combined/total chlorine). All samples shall be analyzed for coliform bacteria at the City of Aurora's Illinois Department of Public Health certified laboratory. Failure to pass the bacteriological test requires that the flushing or disinfection process be repeated.

The City of Aurora will collect a total of three (3) samples from each designated sample location free of charge. If any of the third samples collected from any location indicate bacteriological contamination then the contractor must again perform preliminary flushing and chlorination (as described above) on the water main before additional samples will be collected by the City of Aurora. If the portions of the water main which have not passed the bacteriological sampling can be properly isolated from the portions that have passed, and the City of Aurora Engineering Division or its designated representative approves, then only the unsatisfactory portions of the main will be required to be re-flushed, re-chlorinated, and re-sampled.

Once samples are collected, City of Aurora employees or its designated representative shall stop the flow of water through the copper sample whip and the main. Thus, all valves associated with all hydrants, copper whips, and new main isolation valves shall be closed and may not be left "running" between collections of samples on consecutive days.

After samples are collected, City of Aurora personnel or its designated representative shall close the main isolation valve that provides water from the existing water main into the newly installed water main being tested. This valve shall remain closed until the water main project receives approval to become active or if additional sampling or flushing is required. Approved City of Aurora personnel, or its designated representative, shall be the only individuals allowed to operate this valve.

Any questions concerning installation, testing, or disinfection procedures should be directed to the City's designated representative or the Water Production Division at (630)256-3250.

Water Service Installations

All water service installations, whether Copper pipe and/or Ductile Iron pipe, shall be inspected prior to backfill by a Fox Metro Water Reclamation District plumbing inspector. Call Fox Metro WRD @ 630-301-6811.

For new buildings, reference the sanitary sewer connection permit number when requesting inspection.

For new water services for existing structures, irrigation systems or other uses, contact Fox Metro WRD to obtain inspection request number.

Be advised, all testing procedures and water taps shall be witnessed by the City's field inspector, CMT (630-536-4365)

ADVANTAGE  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEWISTOWN, ILLINOIS 60439  
630-520-2467  
WWW.ACEPIUS.COM



AURORA SPECIFICATIONS  
BG PRODUCTS OF ILLINOIS  
2695 W.SULLIVAN ROAD,  
AURORA, IL

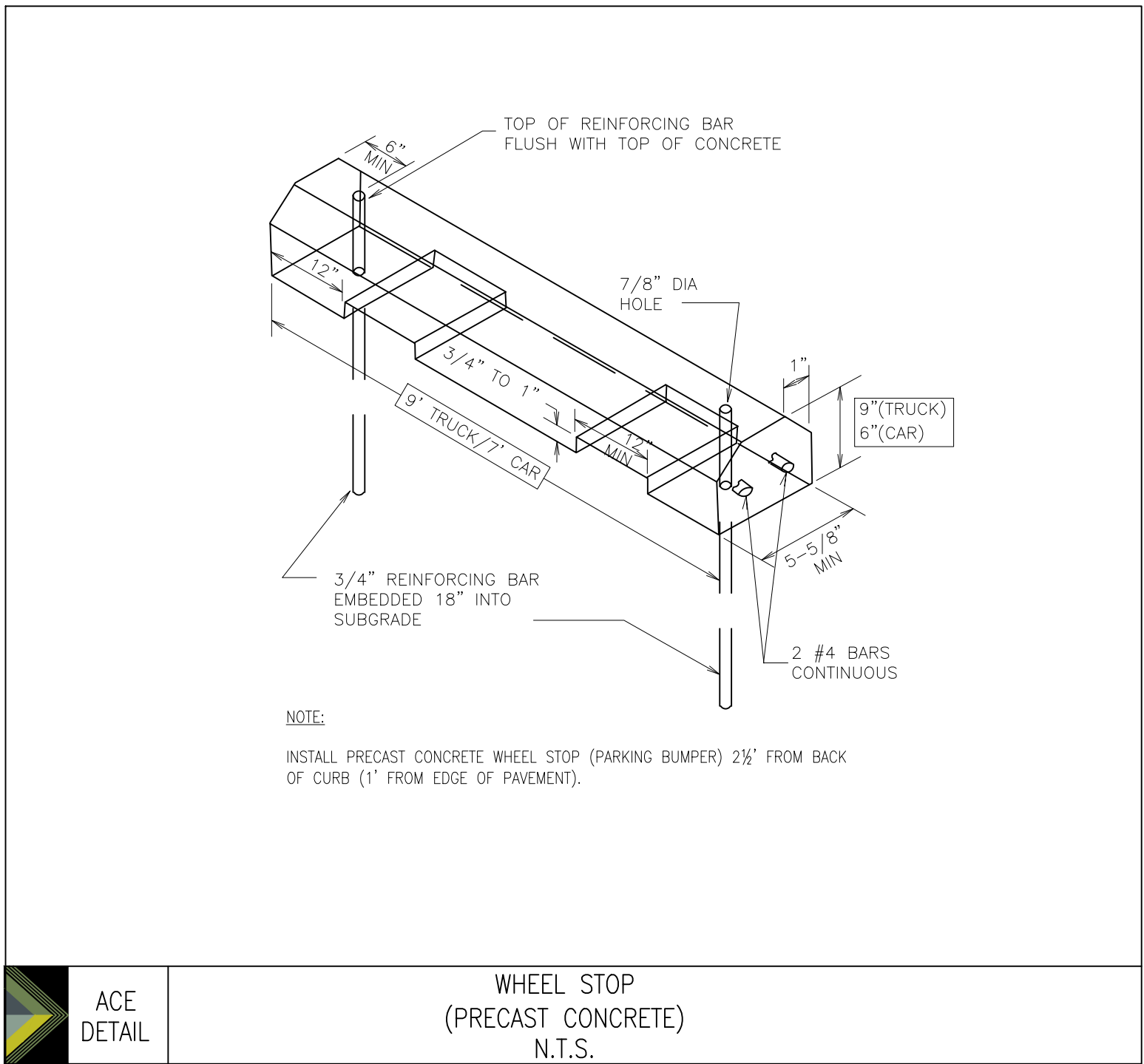
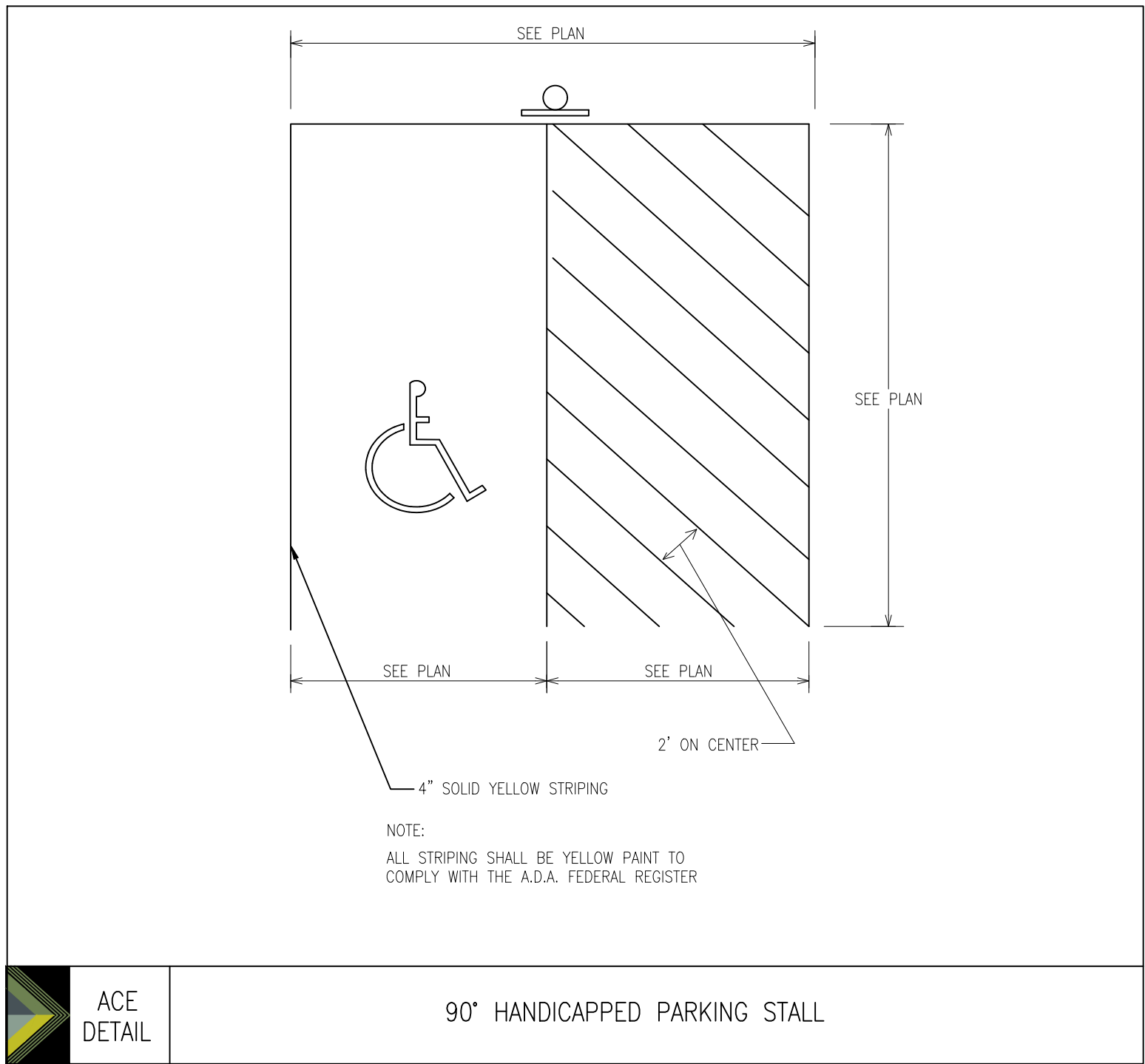
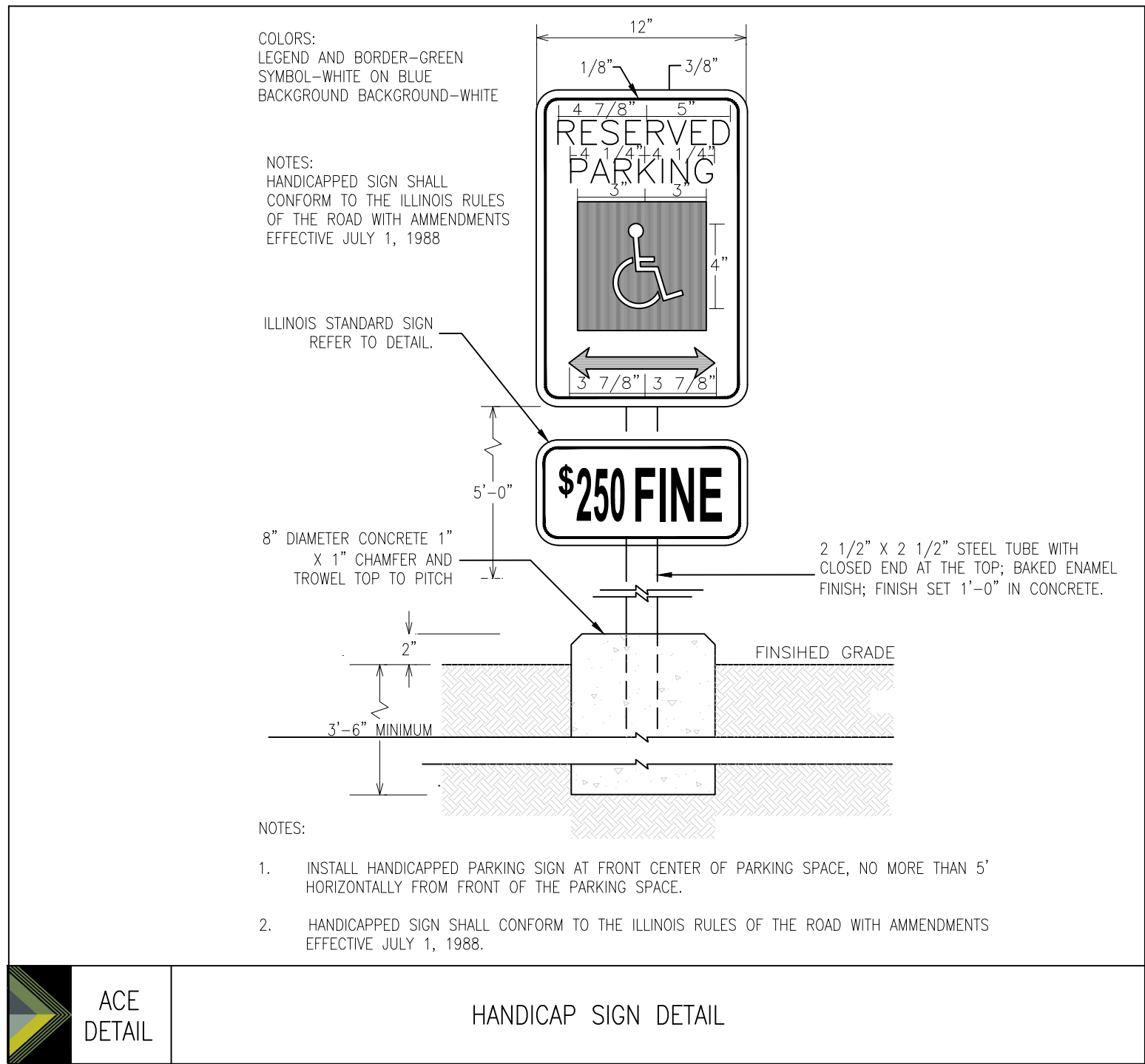
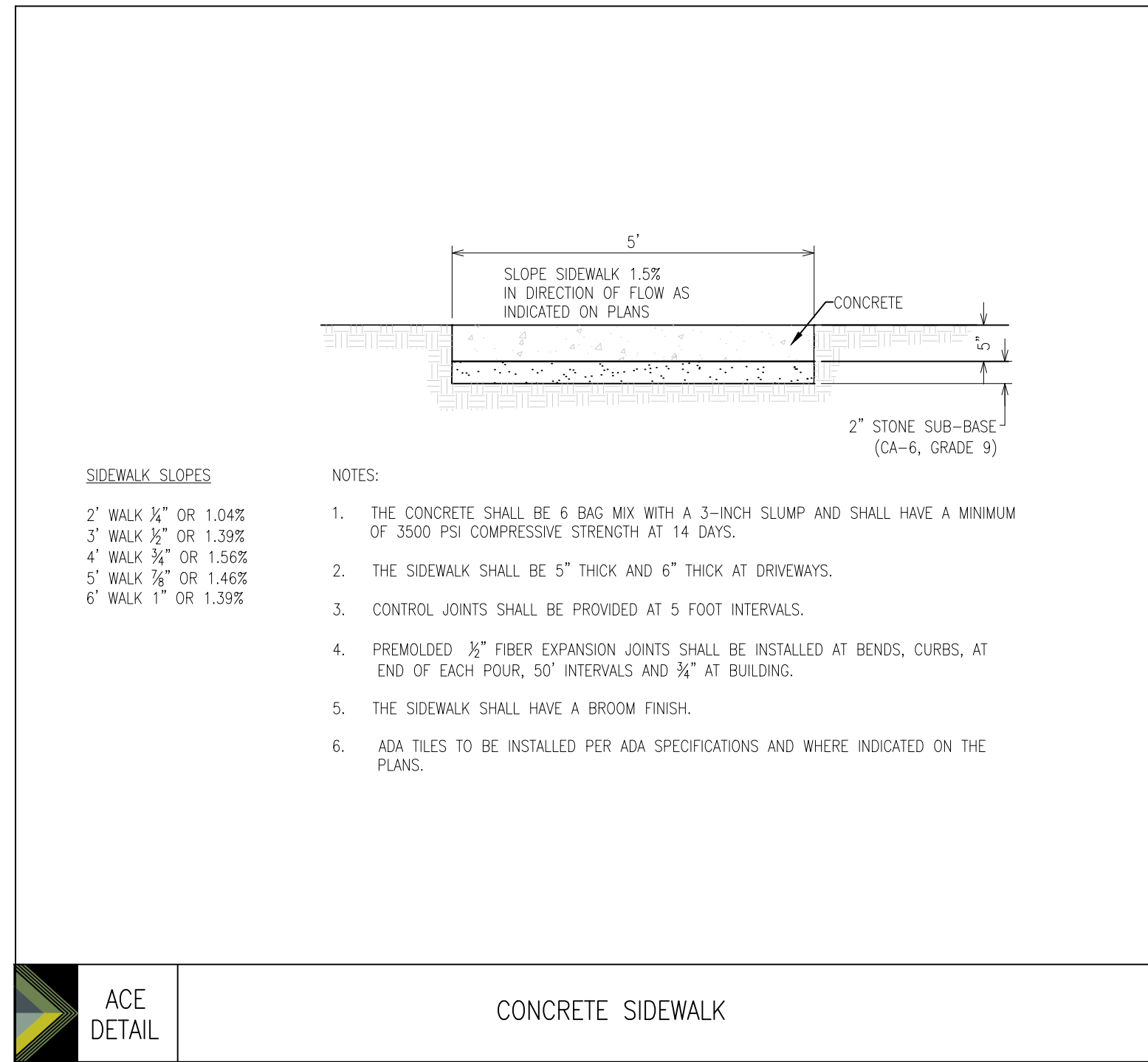
CHAPPLE DESIGN - BUILD  
405 ILLINOIS AVENUE, SUITE 2D  
ST. CHARLES, IL 60174  
P: (630) 523-5590

DECEMBER 16, 2024  
JOB: 24-061

SHEET:  
S3  
12 OF 16

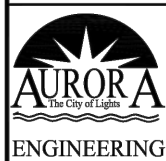
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**CURB AND GUTTER GENERAL NOTES:**

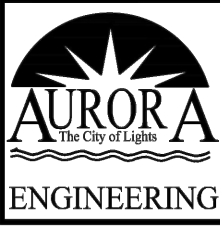
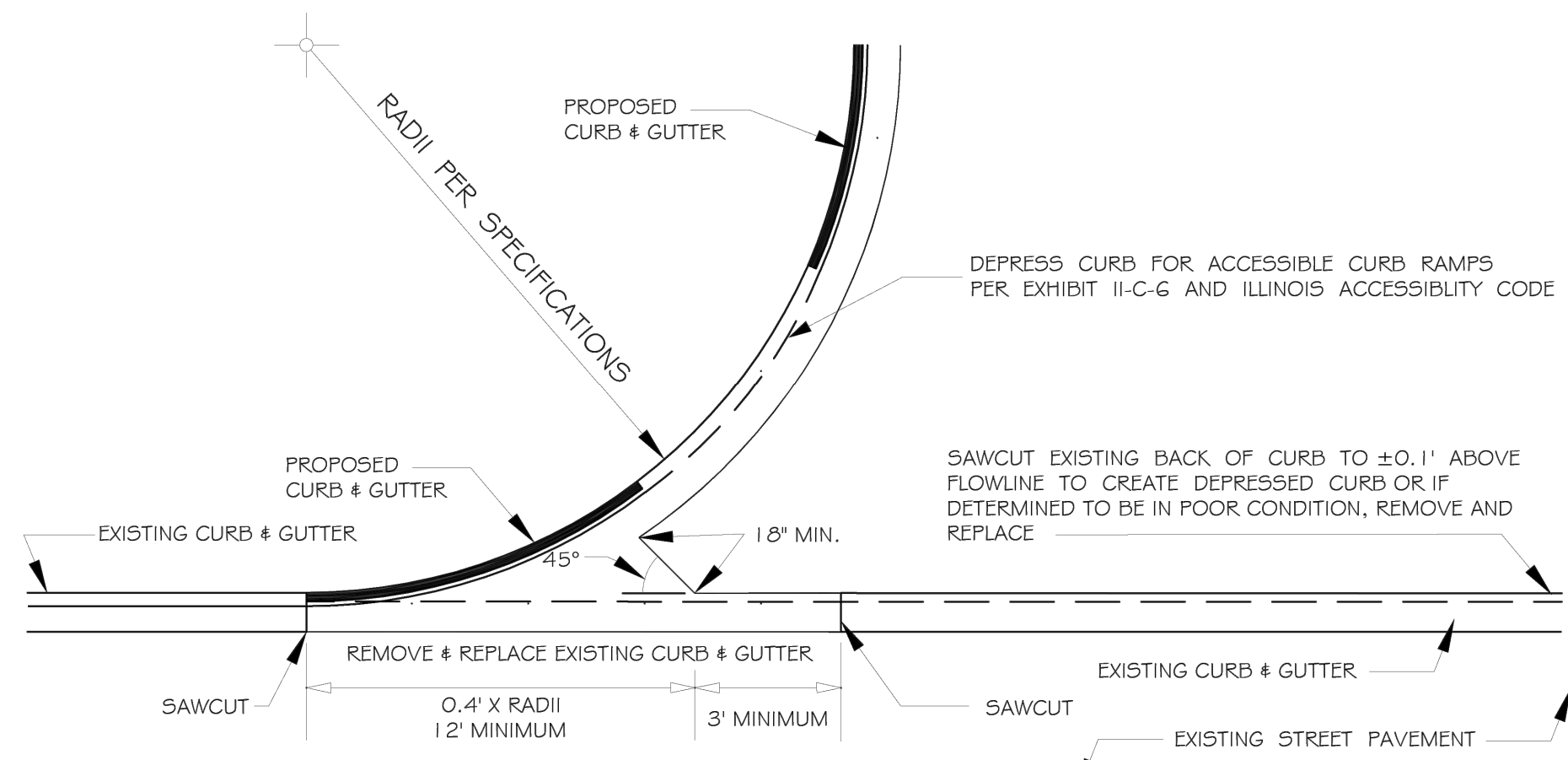
1. Contraction joints shall be placed ten (10) feet on centers and shall be saw cut to a minimum depth of two (2) inches from front to back within twenty four (24) hours of concrete placement.
2. The concrete material, curing, protection, and placement for all curb, combination curb and gutter or, depressed curb and gutter shall meet the requirements of Articles 606,1020, 1021, 1022, and 1023 of the State of Illinois "Standard Specifications for Road and Bridge Construction", latest edition. Membrane curing and concrete sealing shall be accompanied by W.R. Meadows CS-309 Cure and Seal or approved equal like Okon S-20. If the forecast indicates temperatures below 32° F, protection methods shall be installed in accordance with the Standard Specifications for Road and Bridge Construction and shall be approved by the City Engineer.
3. The minimum longitudinal curb slope shall be 0.40%.
4. Cuts into the existing curb shall be made full depth with full expansion joints drilled at each per Exhibit II-C-12 herein.



REVISIONS	
DATE: 07/20/13	BY: DG
DATE: 03/06/18	BY: DG

**CURB AND GUTTER GENERAL NOTES**

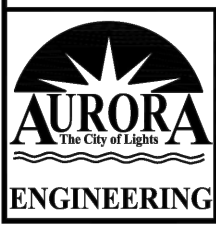
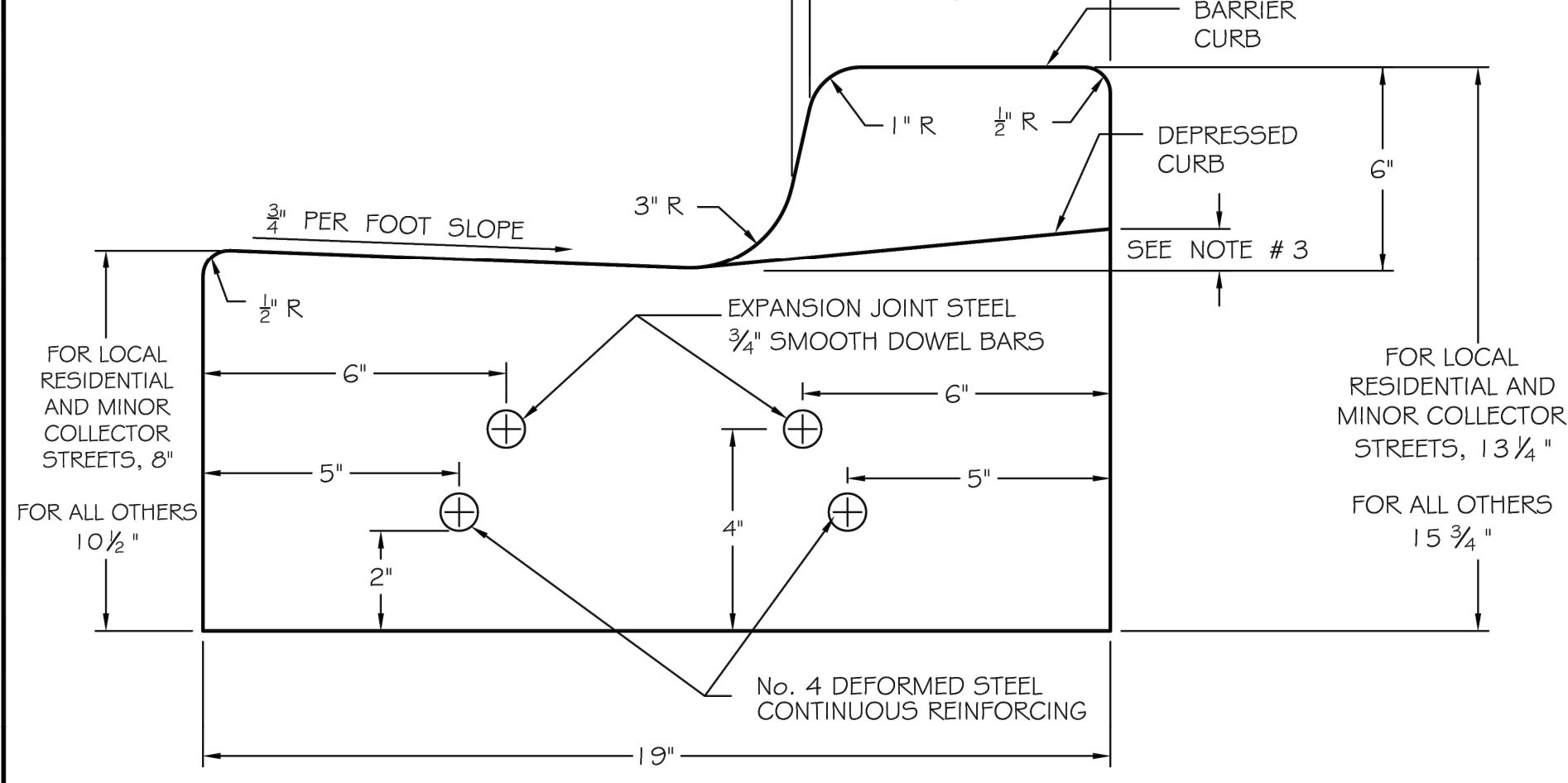
DATE: 03/06	CHECKED: J. MOORE	DRAWING NUMBER: EXHIBIT II-C-5
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REVISIONS	
DATE: 04/20/18	BY: DGoewey
DATE: 02/20/22	BY: CArmin

**CURB CONNECTION DETAIL**

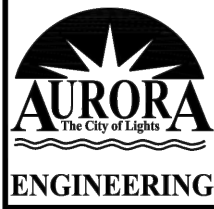
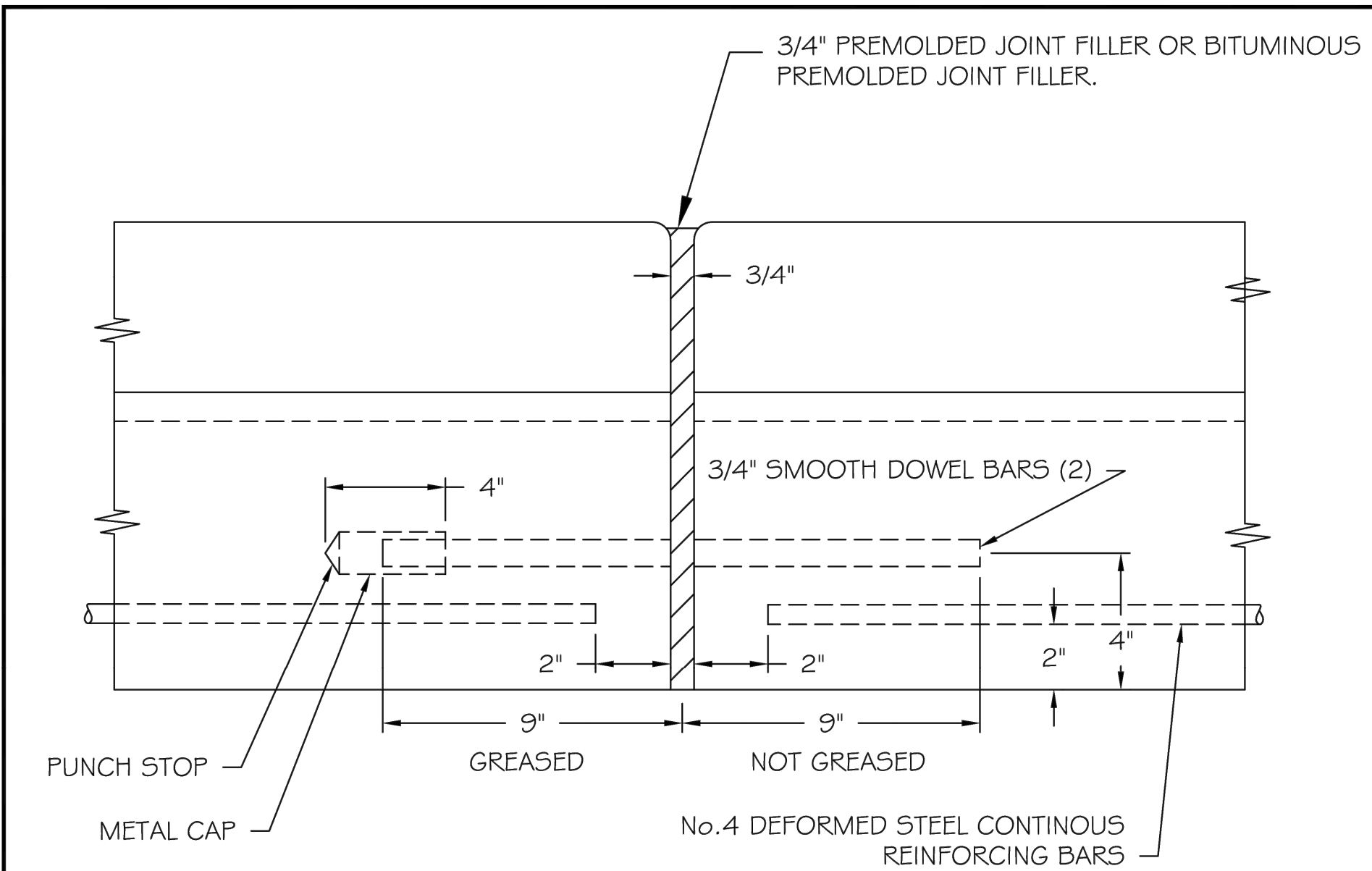
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REVISIONS	
DATE: 02/20/13	BY: DG

**CONCRETE CURB & GUTTER**

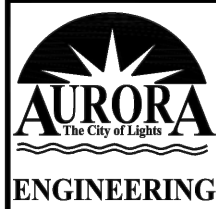
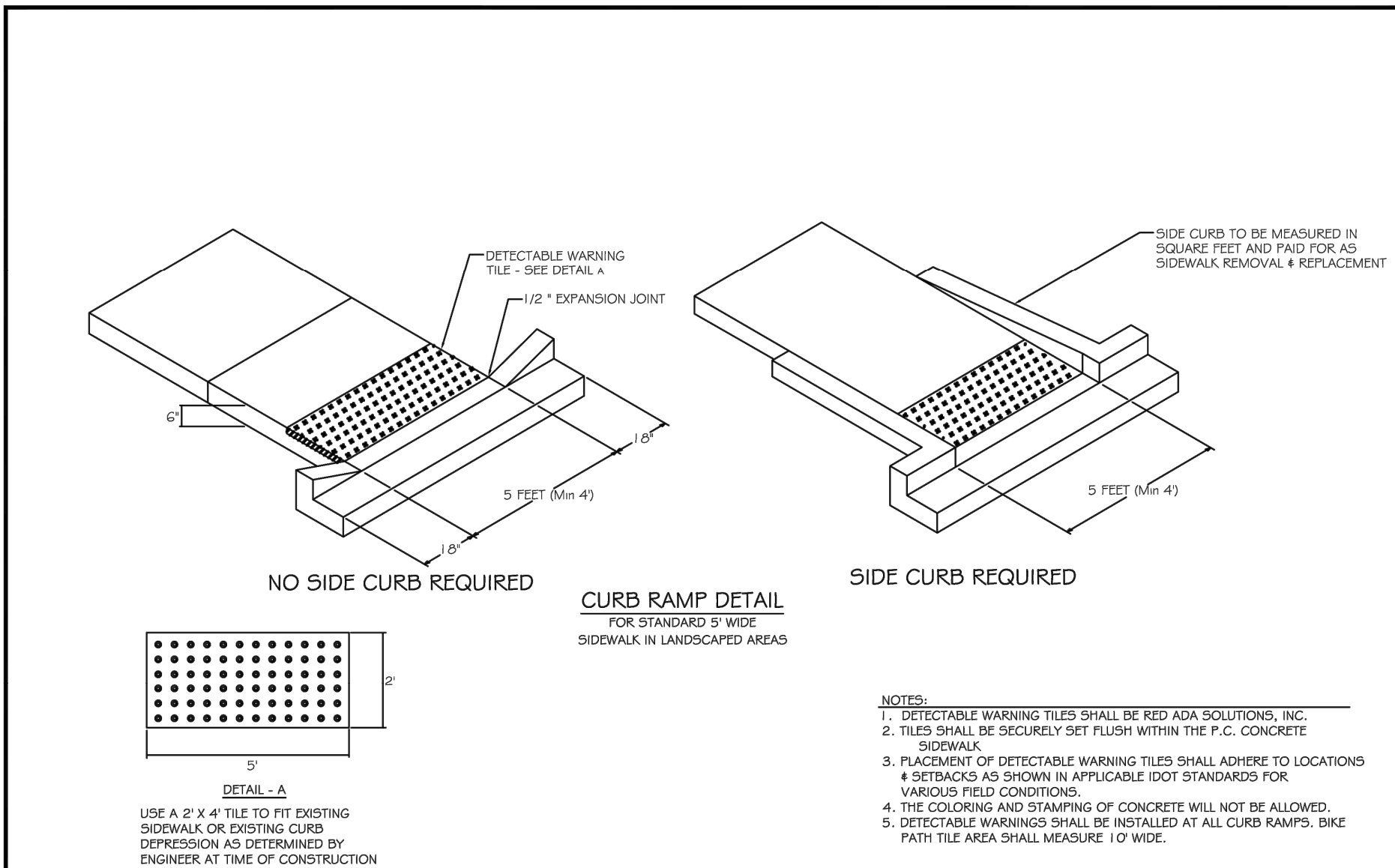
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REVISIONS	
DATE: 01/7/2013	BY: DG

**EXPANSION JOINT DETAIL**

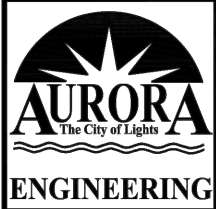
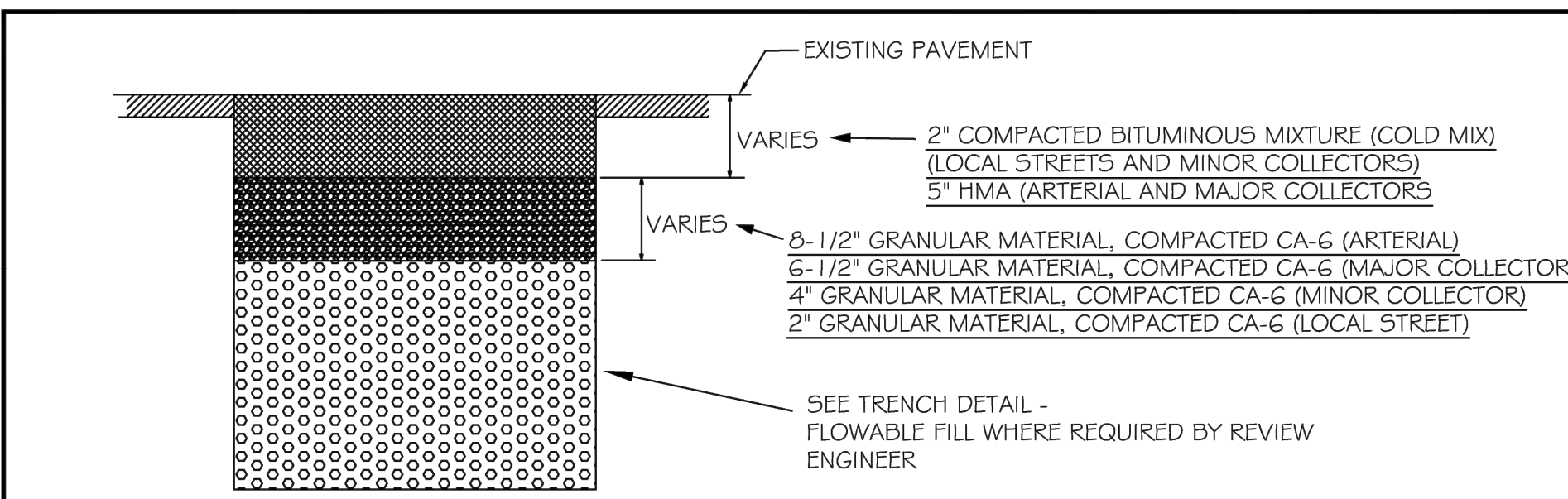
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REVISIONS	
DATE: 02-26-20	BY: DG

**CURB RAMP DETAIL**

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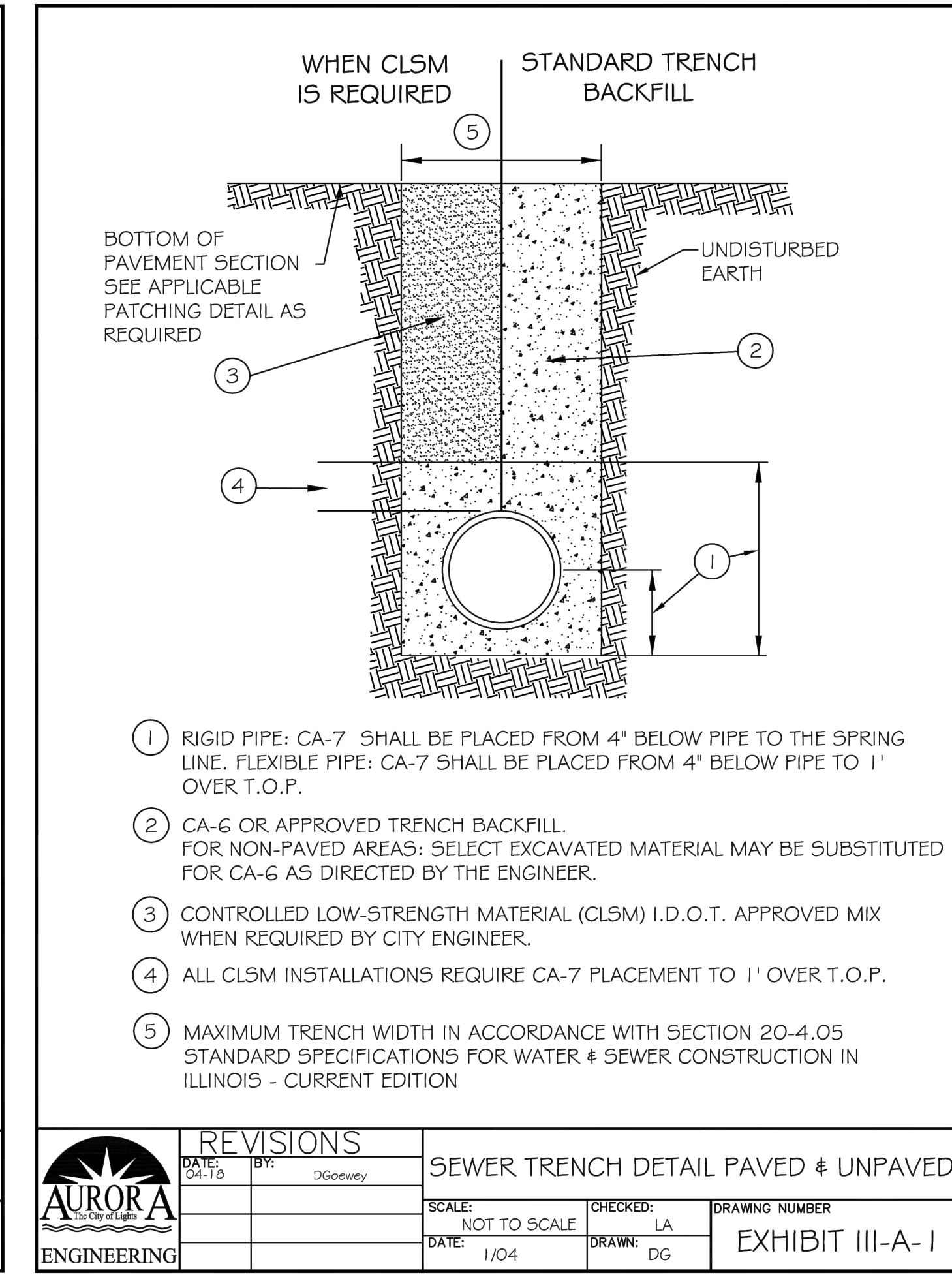
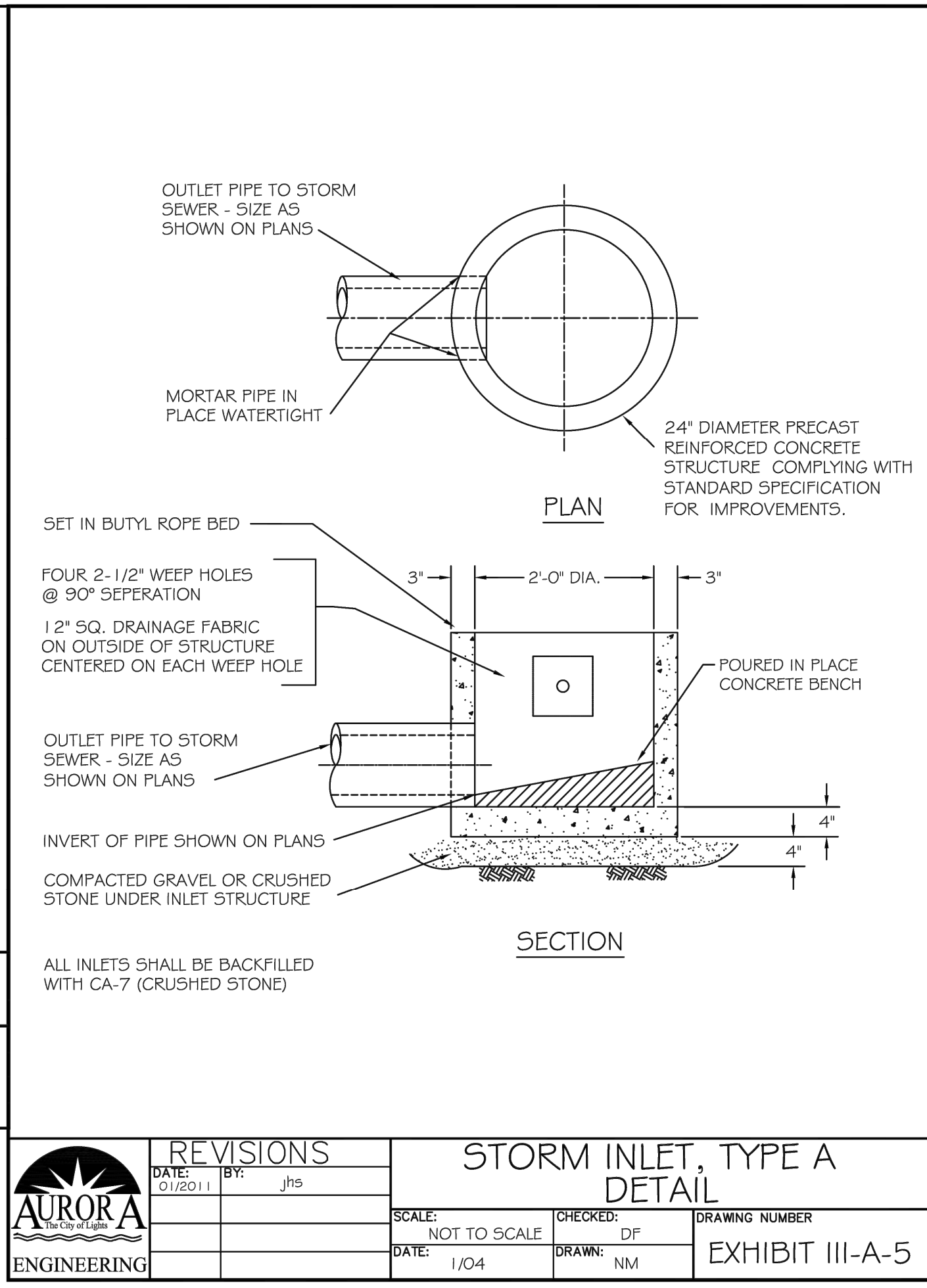
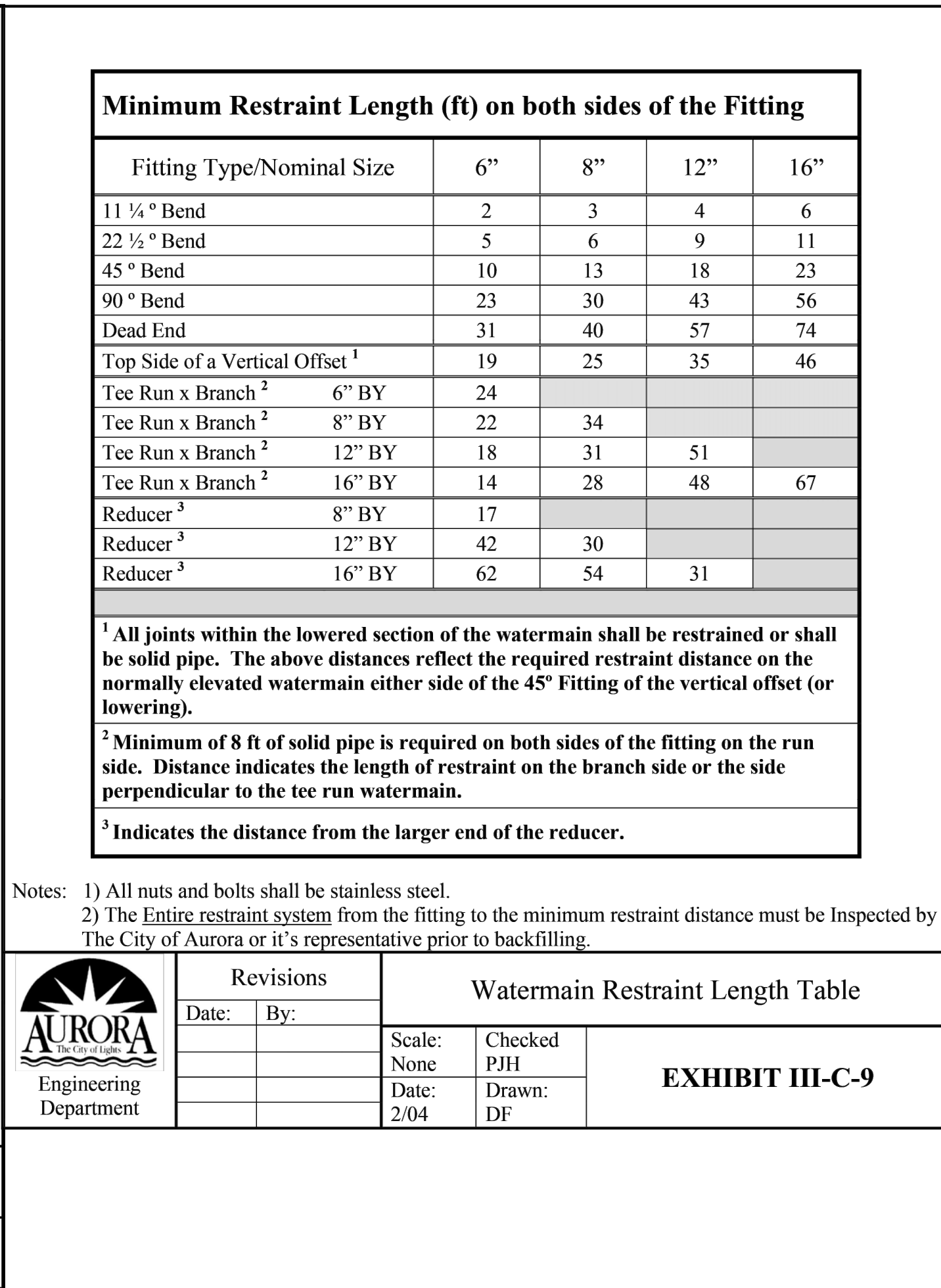
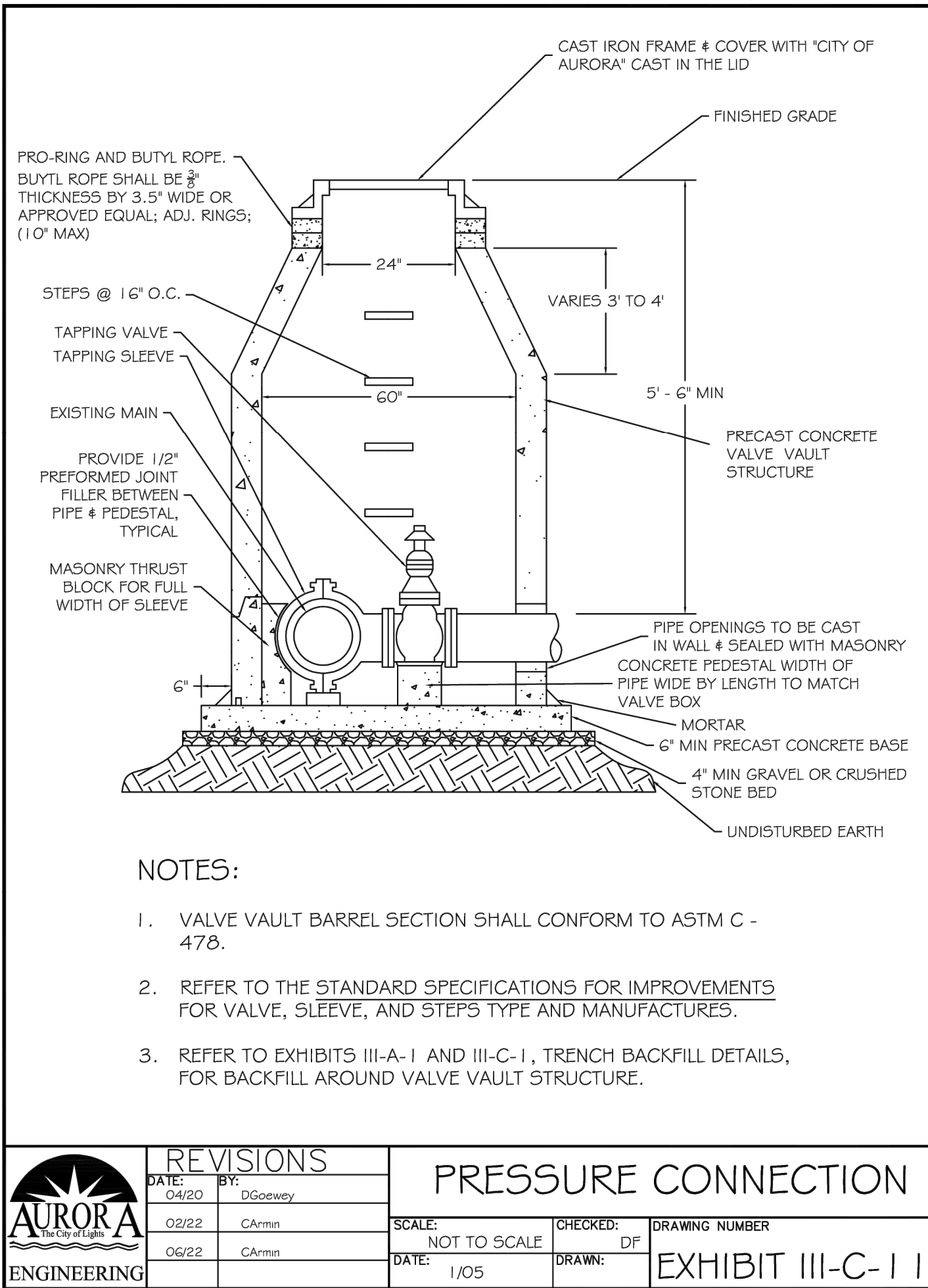
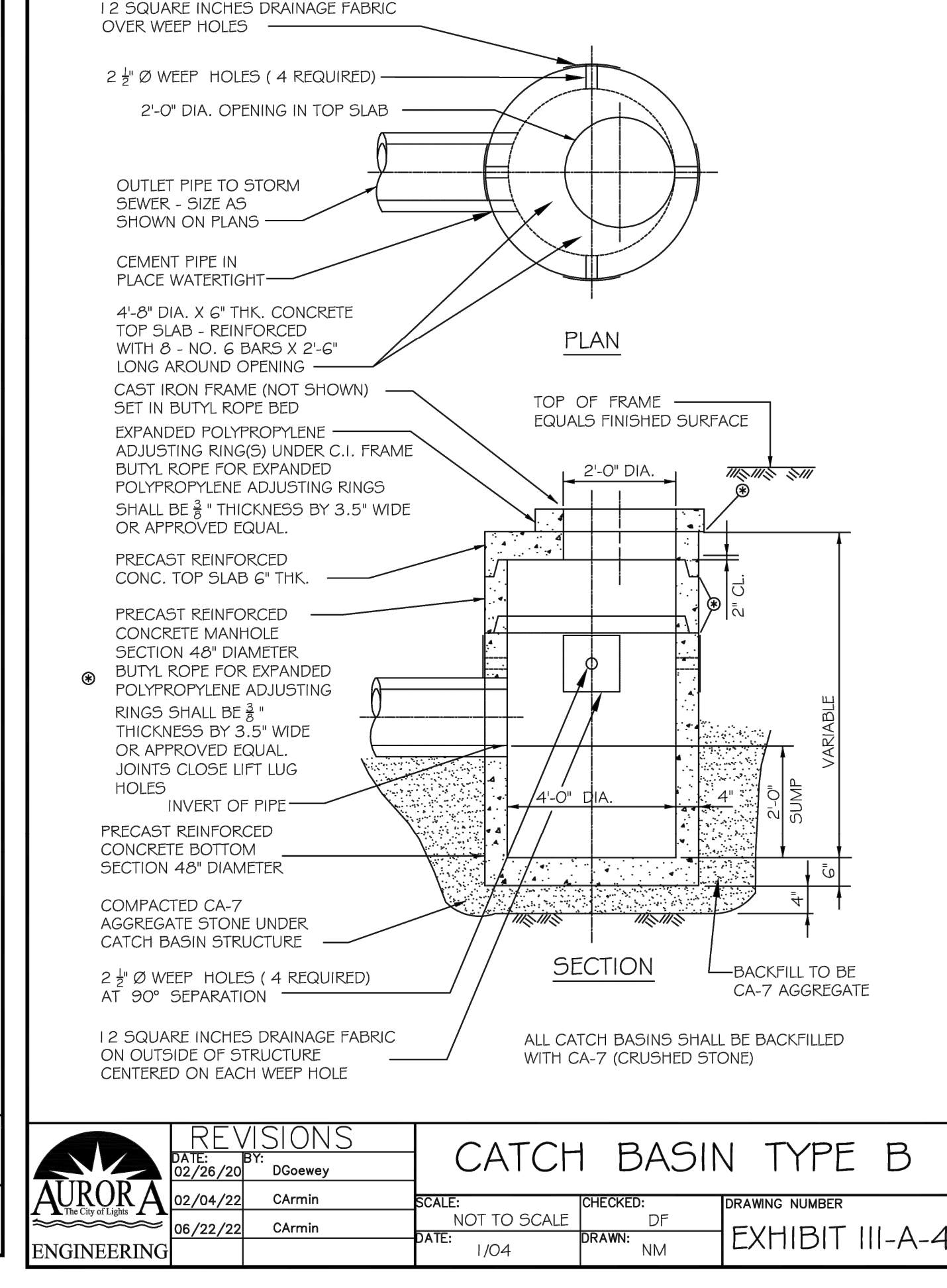
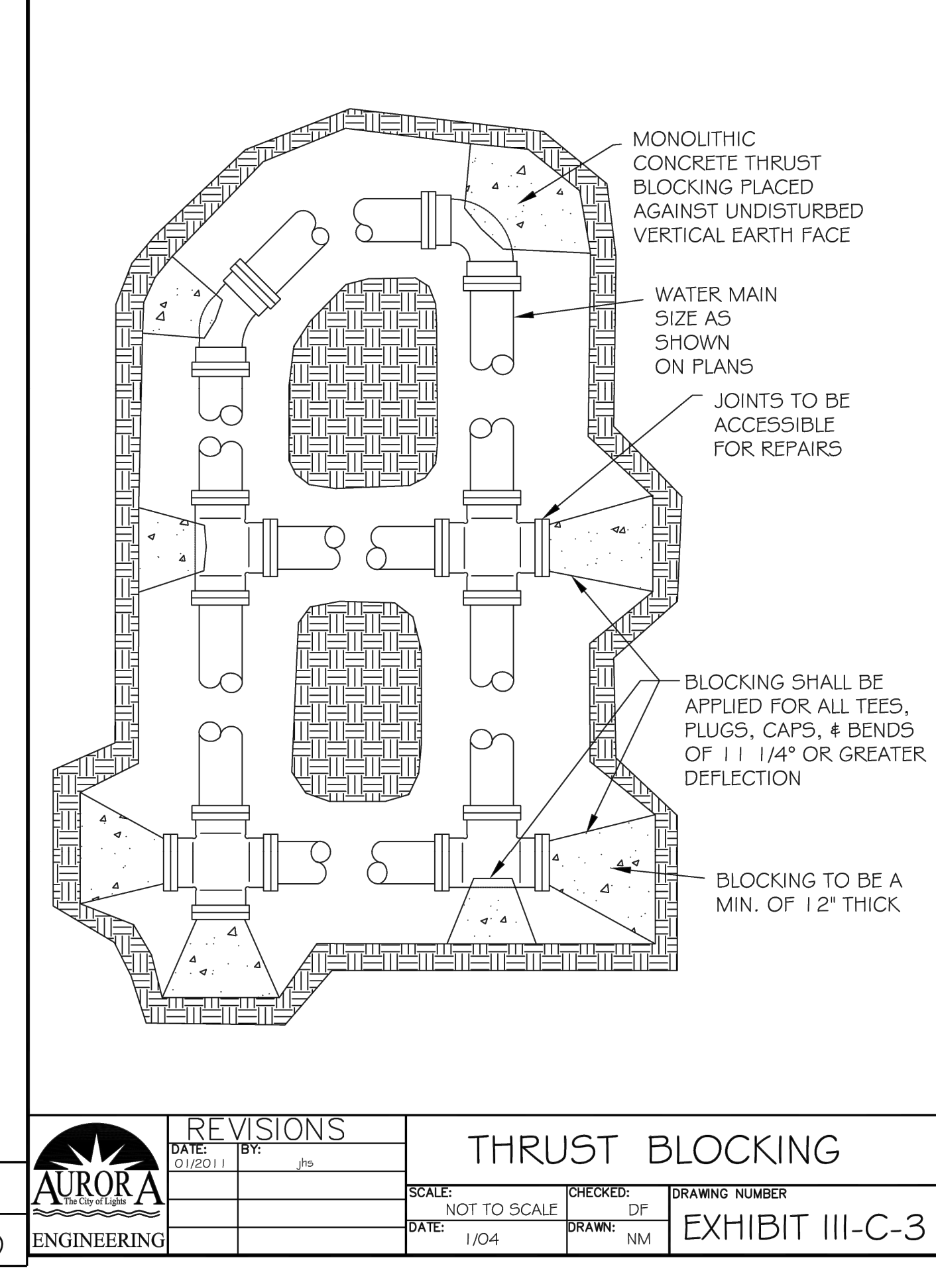
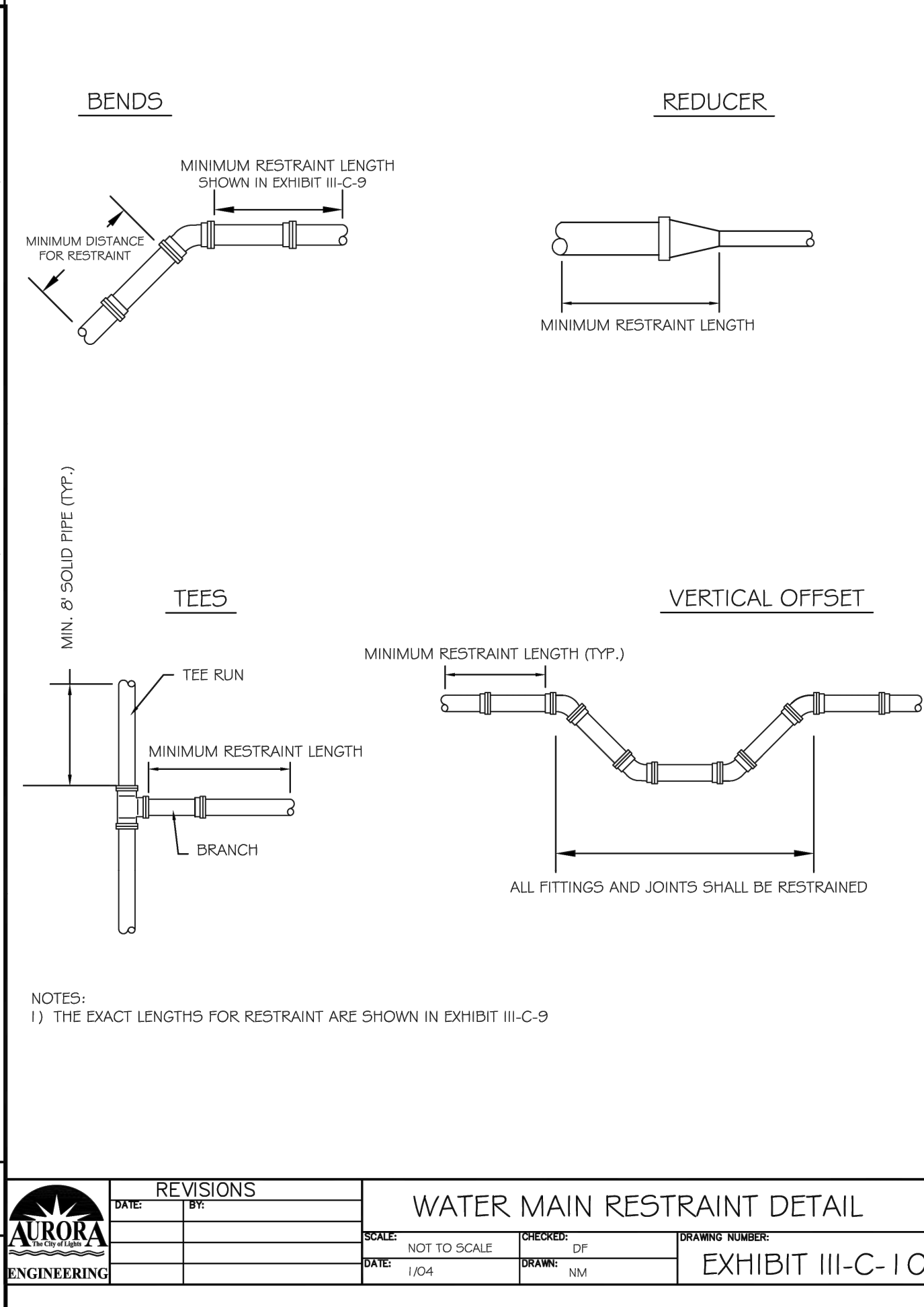
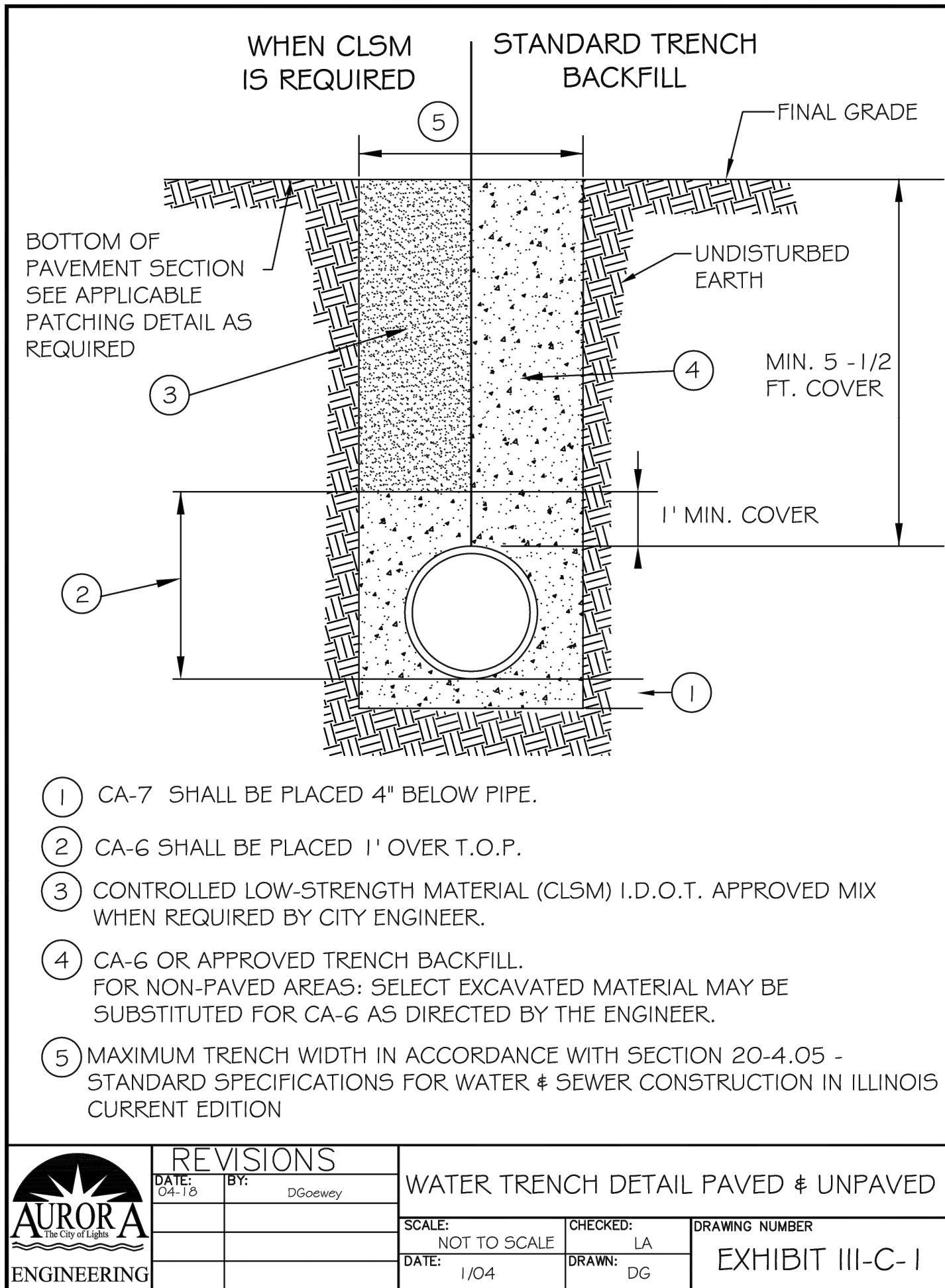


REVISIONS	
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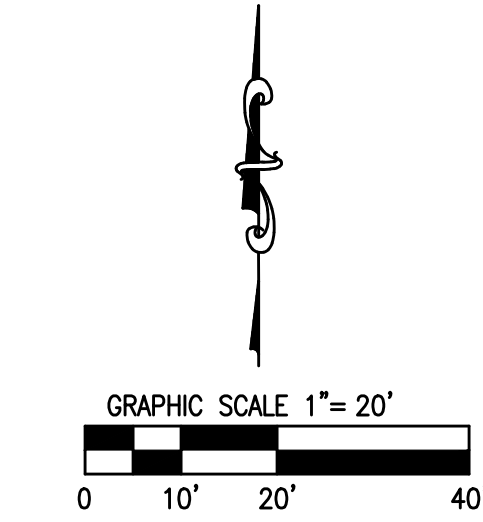
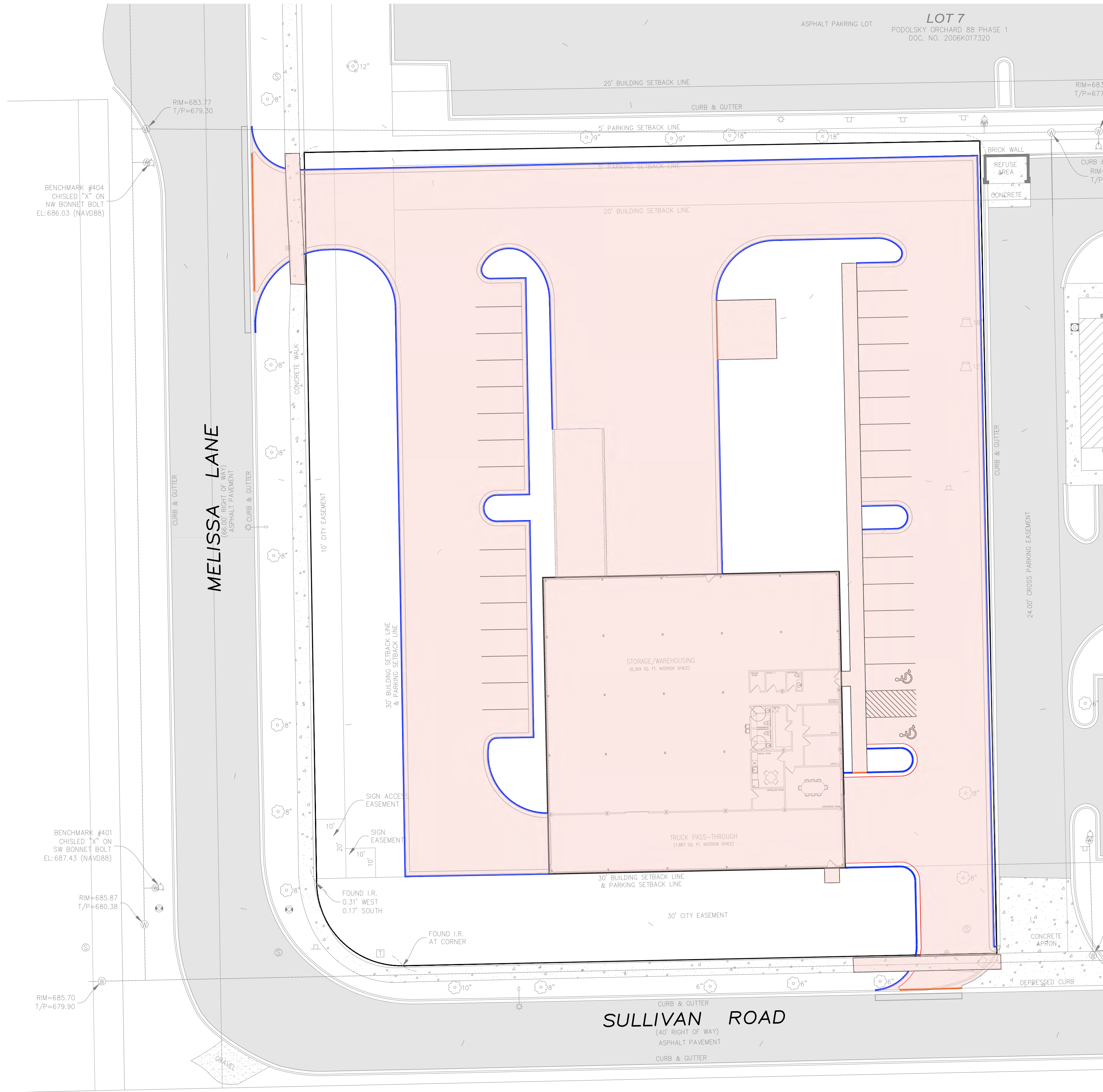
**TEMPORARY PATCH DETAIL**

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**LEGEND**

IMPERVIOUS AREA

PERVIOUS AREA

RUNOFF COEFFICIENT			
ITEM	AREA (AC)	C	A*C
IMPERVIOUS AREA	1.00	0.95	0.95
PERVIOUS AREA	0.24	0.35	0.08
IMPERVIOUS AREA (FUTURE)	0.21	1.35	0.28
TOTAL	1.44		1.31
C(COMP)		0.91	

PER APPROVED SUBDIVISION PLAN, IMPERVIOUS AREA UPTO C VALUE OF 0.91 IS COVERED IN DETENTION CALCULATIONS.

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ACEPIUS

**DRAINAGE AREA EXHIBIT**  
**BG PRODUCTS OF ILLINOIS**  
2695 W.SULLIVAN ROAD,  
AURORA, IL

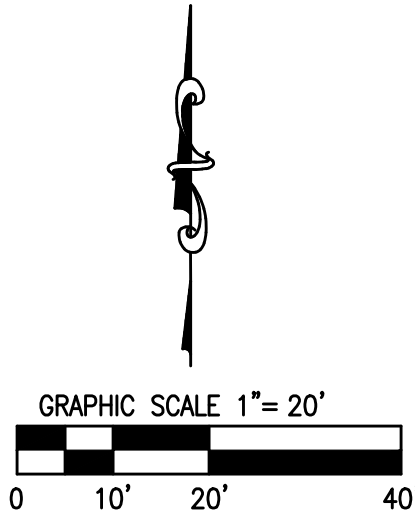
**CHAPPLE DESIGN - BUILD**  
**405 ILLINOIS AVENUE, SUITE 2D**  
**ST. CHARLES, IL 60174**  
**P: (630) 523-5590**

DECEMBER 16, 2024  
JOB: 24-061

SHEET:  
**DR1**

15 OF 16







INLET AREA SUMMARY					
STRUCT. #	AREA		AREA		C
	S.F.	ACRE	PERV (C=0.35)	IMPERV. (C=0.95)	
BOX1	5,927	0.14	2,160	3,767	0.73
CB2	7,348	0.17	1,736	5,612	0.81
I3	3,776	0.09	1,746	2,030	0.67
CO4	2,505	0.06	-	2,505	0.95
CB5	1,696	0.04	343	1,353	0.83
CB6	8,235	0.19	2,505	5,730	0.77
CB7	3,141	0.07	450	2,691	0.86
I8	5,755	0.13	1,428	4,327	0.80
CB9	2,500	0.06	-	2,500	0.95
CB10	9,564	0.22	1,056	8,508	0.88
CO12	2,501	0.06	-	2,501	0.95
STUB	1,072	0.02	-	1,072	0.95

[illegible]

LEGEND

 STRUCTURE ID

 DRAINAGE AREA BOUNDARY



**Soil Erosion and Sediment Control Plan Review**  
**Kane/DuPage Soil and Water Conservation**  
**District (630)-584-7960x3**

FOR OFFICE USE ONLY	SWCD Application No.: _____
Meets technical standards _____ Does not meet technical standards _____	
Date all Information received: _____ Reviewed by: _____ Fee Paid: _____ /MOU _____ Check No: _____	
In-Stream: yes <input type="checkbox"/> no <input type="checkbox"/>	Application Processed: yes <input type="checkbox"/> no <input type="checkbox"/>

	APPLICANT (Owner/Developer)	Erosion Control Consultant/Engineer
<b>Business Name</b>		
<b>Address City/State/Zip</b>		
<b>Contact Name</b>		
<b>E-Mail Address</b>		
<b>Phone</b>		

**Current Project Name and Phase number:** \_\_\_\_\_ **Location (Municipality):** \_\_\_\_\_

**Job site contact person:** \_\_\_\_\_ **E-Mail Address:** \_\_\_\_\_

**On site Contact's Phone number:** ( \_\_\_\_\_ ) - \_\_\_\_\_ - \_\_\_\_\_

**Latitude/Longitude:** \_\_\_\_\_ **Nearest Intersection:** \_\_\_\_\_

**Acreage of site disturbance (NPDES ILR10 area, if applicable):** \_\_\_\_\_ **Proposed Land Use:** \_\_\_\_\_

**Army Corps application number (if applicable):** \_\_\_\_\_

**Construction start date:** \_\_\_\_\_ **Anticipated construction completion date:** \_\_\_\_\_

**The applicant agrees to the following conditions:**

1. Submit all required information listed on the following pages for each phase of development, regarding the soil erosion and sediment control (SE/SC) plan. Include 1 set of physical drawings and/or submit an electronic set of plans via email. One stamped/approved copy will be returned and is to be kept at the project site.
2. Upon submittal of this application, pay the applicable fee (fee worksheet attached), in accordance with total acres of disturbance to the original topography and/or vegetation, in-stream and wetland disturbance, and the length of the project. A refundable pre-construction notification fee will also be included.
3. If the SWCD does not receive all required items within **30 days**, the item that has been submitted may be mailed back to you.
4. Notify representatives of the Soil and Water Conservation District of the pre-construction meeting.
5. Allow SWCD, NRCS, or Army Corps of Engineers District representative the right to conduct on-site investigations throughout all active construction phases to determine whether all necessary SE/SC practices have been installed and are functioning properly.
6. Upon commencement of earthwork or construction, document SE/SC practices with all information being accurate and complete.
7. Comply with the SWCD's written and verbal recommendations regarding:
  - A. The SE/SC plan and corrections or changes made thereto.
  - B. Installation and maintenance requirements of the SE/SC practices on-site.
8. Pay additional costs incurred by the SWCD in response to repeated non-compliance issues.
9. If any changes occur to the plans, schedules, etc., the applicant shall be responsible for notifying the Soil and Water Conservation District.
10. If SWCD is not contacted (in writing) prior to commencement of construction, the pre-construction notification fee will be forfeited.
11. If construction does not commence within 36 months of plan approval, the project will be closed. Fees will not be returned.
12. If the project lasts longer than proposed in the Fee Calculator, then KDSWCD can request additional inspection fees from the applicant.
13. All projects, regardless of size, are required to pay a pre-construction notification fee.

Upon receipt of all required information, the SE/SC plan will be reviewed within **15 working days** and all involved parties will be notified whether or not the plan meets technical standards.

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



Table 1	SESC Fee Schedule		Review Fee	Inspect Fee
Section 1	Initial Application Fee			
	Construction Site 0-4 acres	\$300	\$690	
	Construction Site 5-9 acres	\$370	\$690	
	Construction Site 10-14 acres	\$485	\$1450	
	Construction Site 15-19 acres	\$530	\$1935	
	Construction Site 20-29 acres	\$550	\$2900	
	Construction Site 30-39 acres	\$600	\$2900	
	Construction Site 40-49 acres	\$645	\$3315	
	Construction Site 50-59 acres	\$695	\$3645	
	Construction Site 60-69 acres	\$735	\$4860	
	Construction Site 70-79 acres	\$760	\$4860	
	Construction Site 80-89 acres	\$830	\$5465	
	Construction Site 90-99 acres	\$875	\$5465	
	Construction Site 100-199 acres	\$920	\$6075	
	Construction Site 200-299 acres	\$990	\$7795	
	Construction Site 300-399 acres	\$1080	\$8150	
	Construction Site 400-499 acres	\$1125	\$8730	
**	> 500 acres contact SWCD for a site specific fee			
Section 2	In-Stream or Stream-side work Fee			
	0-2 Month project length	\$700		
	2-4 Month project length	\$1400		
	4-6 month project length	\$2100		
	6-8 month project length	\$2800		
	8-10 month project length	\$3500		
	10-12 month project length	\$4200		
Section 3	Utilities, Railroads, or Linear Projects			
	\$425.00 for each wetland impacted/crossed	\$425 per wetland		
Section 4	Application Extension Fee			
	1/3 of the Original Review Fee	1/3 of Review		
Section 5	Re-Submittal Fee			
	\$110.00	\$110		
Section 6	Non-Compliance Fee			
	Will be notified by letter- Billable at	\$95/hr		
Section 7	Pre-Construction Notification Fee (All projects)			
	Refunded upon written notice of construction start date	\$500		

For fee calculator, see next page.

\*\*For projects > 500 acres or any other unique project as determined by the SWCD Board of Directors, a modified fee schedule may be developed on an individual basis, based upon the size, complexity, and duration. **ALL FEES ARE SUBJECT TO YEARLY INCREASES.**

**SEND REQUIRED INFORMATION WITH FEE PAYABLE TO:**

Kane/DuPage Soil and Water Conservation District Hours: M-F 8:00 a.m. - 4:30 p.m.  
 2315 Dean Street, Suite 100 Phone: 630-584-7961 x3  
 St. Charles, IL 60175 Fax: 630-584-9534

*This review will be issued on a non-discriminatory basis without regard to race, color, religion, national origin, age, gender, handicap or marital status. The Kane/DuPage Soil and Water Conservation District is a nonprofit organization.*



## Fee Calculator and Worksheet

<b>Step 1: Review Fee</b>		
Acres of disturbance*	_____	Line 1
Enter review fee using table 1	\$ _____	Line 2
<b>Step 2: Inspection Fee    MUST ENTER AT LEAST 1 YEAR IN LINE 3</b>		
Length of project (whole years – round up)	_____	Line 3
Enter inspection fee using table 1	\$ _____	Line 4
Multiply line 3 and line 4	\$ _____	Line 5
<b>Step 3: In-Stream or Stream-Side Work Fee (If not applicable, enter \$0 in line 7 and go to step 4)</b>		
Length of Work (months – round up)	_____	Line 6
Enter fee using table 1	\$ _____	Line 7
<b>Step 4: Linear Project** (If not applicable, enter 0 in line 8 and go to step 5)</b>		
Enter the number of impacted wetlands on line 8	_____	Line 8
Wetland impact fee	\$      425      _____	Line 9
Multiply line 8 and line 9	_____	Line 10
<b>Step 5: Total Fee</b>		
Pre-construction notification fee (Refundable)	\$ _____	Line 11
Sum Lines 2, 5, 7, 10 & 11	\$ _____	Line 12
<p><i>*For all projects above 500 acres in size or any other unique project as determined by the KDSWCD Board of Directors, a modified fee schedule will be developed on an individual basis, based upon the size, scope, complexity, and duration of the project.</i></p> <p><i>**Linear projects refer to roadway or utility projects</i></p>		
<p><b><i>Please remit this worksheet with your payment.</i></b></p>		

**Total Fee = Review Fee + Inspect fee + In-Stream Fee\* + Wetland Impact Fee\* + Pre-construction notice fee**

\*if applicable



# **SitePlanChecklist**

***The soil erosion and sediment control plan cannot be reviewed until all of the following information is submitted for each upcoming active construction phase:***

## **1. Existing site conditions and natural resources present, including:**

- ☐ Site boundaries and adjacent lands that accurately identify site location
- ☐ Buildings, roads and utilities
- ☐ Topography, vegetation, drainage patterns, sub-watershed delineation, critical erosion areas, and any subsurface drainage tiles
- ☐ Wetland and floodplain delineation - Please show the boundaries on the construction plans.
- ☐ Adjacent areas that affect or are affecting the project site, e.g. drainage onto or through the site affecting wetlands, streams, lakes, and drainage areas downstream.
- ☐ Vicinity map.
- ☐ Show areas where trees and vegetation are to be preserved.
- ☐ Map legend, including north arrow and scale on all materials submitted.

## **2. Final site conditions, including:**

- ☐ An accurate depiction of post-construction appearance - e.g. utilities, roads, buildings, open space
- ☐ Locations, dimensions, cross sections and elevations of all (temporary and permanent) storm water management facilities (including sediment basins), plus inlet and outlet locations Surface flow direction, including sheet flow and concentrated flow direction
- ☐ Post-construction topography, **final contours should be easily distinguished** (2 foot contour is preferred) including sub-watershed delineations.

## **3. A complete soil erosion and sediment control plan, including:**

- ☐ Location and detailed drawings of all permanent and temporary soil erosion and sediment control practices.
- ☐ A schedule outlining the installation of the practices with the responsible parties identified
- ☐ Inspection, and maintenance schedules with responsible parties identified
- ☐ Seeding information: rates, species, dates, fertilization, temporary or permanent
- ☐ Location and dimension of all temporary soil and aggregate stockpiles

## **4. Locations, dimension & phase timeline of all land disturbing activities, including:**

- ☐ Designate construction limits, areas that will be disturbed and areas of wetland fill
- ☐ Describe grading and building schedule and phasing timeline
- ☐ Create and Submit a construction sequence for any in-stream work and/or critical areas



# **Narrative Checklist**

***The soil erosion and sediment control plan cannot be reviewed until all of the following information is submitted for each upcoming active construction phase:***

- ☐ **Project description** - Briefly describes the nature and purpose of the land disturbing activity, and the area (acres) to be disturbed.
- ☐ **Existing site conditions** - A description of the existing topography, vegetation, drainage ways, subsurface drain tile, buildings, roads and utilities.
- ☐ **Adjacent areas** - A description of neighboring areas such as streams, lakes, residential areas, roads, etc. which might be affected by the land disturbance - Describe any adjacent or neighboring activities that may affect the soil erosion and sediment control plan.
- ☐ **Off-site areas** - Will any other areas be disturbed? Describe any off-site land disturbing activities.
- ☐ **Critical areas** - A description of areas on the site that have potentially serious problems. For example, steep or long slopes, channels, intermittent streams, and side hill seeps.
- ☐ **Soil erosion and sediment control measures** - A description of the methods which will be used to control erosion and sedimentation on the site - Control methods should meet the standards in section 4 of the Illinois Urban Manual.
- ☐ **Construction Sequence** - A sequence of events for construction in and near creeks, streams, or other critical areas.
- ☐ **Permanent stabilization** - A brief description including specifications of how the site will be stabilized after construction is completed.
- ☐ **Calculations** - Detailed calculations for the design of temporary sediment basins, permanent storm water detention basins, diversions, channels, etc. Include pre and post development runoff.
- ☐ **Detail drawings** - Include detail drawings from the Illinois Urban Manual. Any structural practices used that are not referenced to the Illinois Urban Manual or local handbooks should be explained and illustrated with detail drawings.
- ☐ **Operation and Maintenance** - Provide a schedule of maintenance for all temporary and permanent erosion and sediment control practices to ensure that they perform properly. Identify the parties responsible for maintenance.



## STORMWATER MANAGEMENT PERMIT WORKSHEET

# City of Aurora

Public Works | Engineering

44 East Downer Place | Aurora, IL 60507

Phone: (630) 256-3200 | Fax: (630) 256-3229 | Web: [www.aurora-il.org](http://www.aurora-il.org)



Please refer to Kane County and City of Aurora Stormwater Management Ordinances for definitions of technical terms in bold and referenced Ordinance sections for additional information.

### Step 1:

#### Is a Stormwater Management Permit Required (Section 9-28 A):

- A. Does the project disturb more than 5,000 sq. ft. of ground or involve 250 CY of material or more?
- B. Is the project in a **Floodplain** or is there **Floodplain** on the **Site** (including renovations or repairs to existing structures in the **Floodplain**)?
- C. Does the project impact a **Wetland**?
- D. Does the site have an existing **Detention Storage Facility** and new **Impervious Area** is being added that is not accounted for in the **Detention Storage Facility**?

**If you answered YES to any of the above questions PROCEED TO STEP 2.**

If you answered NO to all of the above questions, a **Stormwater Management Permit** is NOT required, however, **Erosion and Sedimentation Control Practices** (Article III) are required for all projects regardless of whether a permit is required or not.

### Step 2:

#### Calculate Stormwater Management Measure Triggers (Table 9-81):

- A. Total area of **Site** \_\_\_\_\_ acre(s)
- B. **Hydrologically Disturbed Area** (proposed as part of this application) \_\_\_\_\_ acre(s)
- C. **New Impervious Area** since Jan 1, 2002 (existing) \_\_\_\_\_ sq. ft.
- D. **New Impervious Area** (proposed as part of this application) \_\_\_\_\_ sq. ft.
- E. CALCULATE total **New Impervious Area** (SUM C+D=E) \_\_\_\_\_ sq. ft.

#### Redevelopment Only:

- F. Existing **Impervious Area** to be removed (as part of this application) \_\_\_\_\_ sq. ft.
- G. CALCULATE **Net New Impervious Area** (SUBTRACT E-F=G) \_\_\_\_\_ sq. ft.

**PROCEED TO STEP 3.**

### Step 3:

#### Stormwater Mitigation/BMP Submittal (Article V):

- A. Is there an existing flooding or drainage issue in the immediate vicinity of the project? Y or N
- B. Is the **New** or **Net New Impervious Area** (proposed as part of this application - Step 2 E or Step 2 G) greater than 5,000 sq. ft.? Y or N
- C. Linear projects: is the **New** or **Net New Impervious Area** (proposed as part of this application- Step 2 E or Step 2 G) > 43,560 sq. ft.? Y or N
- D. Is the **Hydrologically Disturbed Area** greater than 3 acres? Y or N
- E. Is the Total **Impervious Area** on the **Site** greater than 50% (for a **Site** <1 acre)? Y or N

**If you answered YES to any of the above questions, a Stormwater Mitigation/BMP should be submitted with Tab 1 from the attached Stormwater Management Permit Application.**

**PROCEED TO STEP 4.**

Stormwater Mitigation/BMP Submittal
<input type="checkbox"/> Yes
<input type="checkbox"/> No



## Step 4:

### Stormwater Submittal (Article IV):

- A. Is the **New** or **Net New Impervious** (Step 2 E or Step 2 G) greater than 25,000 sq. ft.? Y or N
- B. Linear projects: is the **New** or **Net New Impervious** (Step 2 E or Step 2 G) > 43,560 sq. ft. and width >AASHTO? Y or N
- C. Is the **Hydrologically Disturbed Area** greater than 3 acres? Y or N

If you answered YES to any of the above questions, a Stormwater Submittal and Detention Storage Facility should be submitted with Tab 1 from the attached Stormwater Management Permit Application.

Stormwater Submittal
<input type="checkbox"/> Yes
<input type="checkbox"/> No

PROCEED TO STEP 5.

## Step 5:

### Wetland and Floodplain Submittal (Article VII and Article VI):

- A. Does the **Site** contain or is the **Site** adjacent to a **Linear Watercourse, Nonlinear Waterbody** or **Wetlands**?

- B. Does the **Site** contain **Floodplain**?

If a Qualified Review Specialist has answered YES to either question above, a Wetland and/or Floodplain Submittal should be submitted with Tab 2 and/or Tab 3 from the attached Stormwater Management Permit Application.

Wetland Submittal
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Floodplain Submittal
<input type="checkbox"/> Yes
<input type="checkbox"/> No

PROCEED TO STEP 6.

## Step 6:

### What's Next?:

- A. Use the Kane County Stormwater Ordinance for additional information on required submittals. Contact the City of Aurora Engineering Division (630-256-3200) to address questions or confirm submittal requirements.
- B. Complete the attached City of Aurora Stormwater Management Permit Application, including any tabs that may be necessary based on information provided in Steps 2-5 above and on the pages that follow. Submit the completed forms to the City of Aurora Engineering Division.
- C. Complete the submittals required for the project including the Plan Set Submittal (Article II), Soil Erosion and Sedimentation Control, Performance Security (Article VIII) and Maintenance Schedule (Article IX) in addition to submittals required above.

### Disclaimer:

This worksheet provides general guidelines for determining potential requirements for a project. The worksheet includes requirements for conventional projects, however it does not address special conditions or exemptions contained within the **Ordinance** language or address complex project such as **Redevelopment** with an existing detention facility. It is recommended that **Applicants** communicate with the City of Aurora Engineering Division to confirm permit requirements. The City of Aurora Engineering Division, upon review of the project, may require additional submittals or **Stormwater Management Measures**.



# City of Aurora Stormwater Management Permit Application

## 44. E. Downer Place Aurora, IL 60507

**Please Complete the Sections Below**

Name of Applicant/Owner	Name of Design Engineer
Name:	Name:
Company:	Company:
Address:	Address:
City & State & Zip	City & State & Zip:
Telephone #:                      Fax #	Telephone #:                      Fax #
Email Address:	Email Address:

**Type of development. Please check the following activities that apply.**

- ☐ Residential    
 ☐ Commercial    
 ☐ Public Roadway    
 ☐ Wetland Impact    
 ☐ Floodplain Impact  
☐ Others (5,000 SF of disturbance)/Mass Grading ONLY.

<b>Name of Project:</b> _____ <b>Project Location:</b> _____ <div style="text-align: center; font-size: small;">(Pin #, Subdivision Name, Lot #, Address)</div>	
<b>Flood Hazard and Wetland (check if exists on site):</b> <input type="checkbox"/> Property out of SFHA & No Wetland <input type="checkbox"/> Property in Special Flood Hazard Area (SFHA) <input type="checkbox"/> Wetland on site and/or within 100' from property. <input type="checkbox"/> Portion of Property in Regulated Floodway  Firm Panel #: _____	<b>Additional Permits:</b> <input type="checkbox"/> IEPA NPDES (Notice of Intent) Required, site 1 ac or more <input type="checkbox"/> IDNR-Endangered Species (EcoCat) <input type="checkbox"/> USACOE Permit <input type="checkbox"/> IHPA <input type="checkbox"/> Kane County Soil and Water Conservation District (Soil Erosion and Sediment Control) <input type="checkbox"/> Others: _____



I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the City of Aurora Stormwater Management Ordinance (modification of Kane County Stormwater Management Ordinance) and fully intend to comply with those provisions.

Signature of Applicant/Owner: \_\_\_\_\_

Date: 12-17-24

I certify that the plans/documents submitted for the above referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist, as appropriate, and in accordance with the latest Kane County Stormwater Management Ordinance.

Signature of Licensed Professional Engineer: \_\_\_\_\_

Date: 12/16/2024

Signature of Certified Wetland Specialist: \_\_\_\_\_

Date: \_\_\_\_\_

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### The following are required with your initial submittal for stormwater and engineering review:

1. Two stormwater permit worksheets.
2. Two stormwater permit applications with stormwater report (signed and sealed) with the below items included.
3. Two complete sets of signed and sealed engineering plans per City of Aurora Standard Specifications for Improvements.
4. Complete and submit a copy of the results of IHPA verification and IDNR Threatened & Endangered Species Consultation (EcoCat), if applicable.
5. Complete and submit a copy of the application for permit for Kane DuPage SWCD for Soil Erosion and Sediment Control, if applicable.
6. Complete and submit a copy of the IEPA Notice of Intent (NOI) if the proposed disturbed area is 1 acre or more (including smaller sites that are part of a larger common plan of development, when the larger common plan of development will ultimately disturb 1 acre or more).

### City of Aurora Standard Specifications for Improvements:

<https://www.aurora-il.org/862/Standard-Specifications-for-Improvements>

### Kane County Stormwater Management Ordinance and Technical Manual:

<https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources/stormwater.aspx>

OFFICE USE ONLY
Application date received by the City: _____
City Project #: _____
City Review Engineer: _____



## Tab 1- Stormwater Submittal

Minimum Requirement	Documents Provided						
<p><b><u>Narrative</u></b>            Provide a narrative description of the existing and proposed site conditions. Note any offsite tributary and any depressional area. Provide existing and proposed tributary areas/drainage exhibits with a routing schematic showing the location of structures and reaches numbered according to the input data.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Design Rainfall Data</u></b>            Use ISWS, Bulletin 70 Appendix A for Aurora Station for Design Rainfall Data  <a href="https://www.aurora-il.org/930/Section-IV-Stormwater-Management">https://www.aurora-il.org/930/Section-IV-Stormwater-Management</a></p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Existing Release Rate</u></b>            Provide calculations to determine the existing condition release rate. If the existing condition release rate is less than 0.1 cfs/acre, the existing condition release rate should be used for design.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Storage Volume Calculations</u></b>            Provide a storage volume comparison between the Event Hydrograph Routing Method and the City Modified Rational Method.</p> <p>Provide the Event Hydrograph Routing Method calculations for basin storage volume, assuming that the release rate for the basin, such that the peak discharge from the basin is 0.1 cfs/acre for the hydrologically disturbed area.</p> <p>Provide a storage volume calculation based on the City of Aurora Modified Rational Method.</p> <p>City of Aurora Modified Rational Method:  <a href="https://www.aurora-il.org/DocumentCenter/View/1297/Exhibit-IV-1-100-Year-Detention-Volume---Modified-Rational-Method-PDF?bidId=">https://www.aurora-il.org/DocumentCenter/View/1297/Exhibit-IV-1-100-Year-Detention-Volume---Modified-Rational-Method-PDF?bidId=</a></p> <p><b>Method that generates the highest volume shall be used.</b></p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Critical Duration Analysis</u></b>            Provide existing and proposed condition models. The models shall both be a critical duration analysis, including durations from 30 min to 240 hrs, utilizing the City rainfall data. Demonstrate no increase in peak discharges from the site, nor changes in existing conveyance of offsite flow.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					



<p><b><u>Volume Reduction</u></b>          Provide a calculation of the required volume reduction. See Kane County Stormwater Technical Manual for retention design. (Retention volume = new impervious area x 1.0 inches)</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Summary Table</u></b>          Provide a summary table showing the comparison of the required/proposed storage volume, existing and proposed release rate (existing and proposed critical duration).</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Provide Blocked Restrictor Analysis</u></b>          1. Assume the primary restrictor is blocked and the stormwater basin is empty at the beginning of the storm. The total peak discharge rate from the site cannot be greater than the existing conditions 100 yr. peak discharge rate, considering all tributary area to the basin.           2. Run the analysis to show that the discharge that would occur from the combination of the overflow and primary restrictor do not exceed the existing condition 100 yr rate. This analysis shall be done for all cases with existing offsite tributary area and existing onsite depressional area.</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Depressional Storage</u></b>          Provide documentation of the procedures/assumptions used to calculate on-site depressional storage volume. See Kane County Technical Manual for reference</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Blackberry Creek &amp; Indian Creek Watershed</u></b>          For projects that are located within these two watersheds, the required stormwater storage volume shall be (110%) of the volume required. The overflow weir shall be set to provide the additional 10% of the storage volume.</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Overflow Weir</u></b>          The overflow weir shall be designed to convey the proposed critical duration 100 yr. peak flow entering the basin.</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Restrictor</u></b>          Size for the required release rate. Evaluate the effect of backwater (tail water conditions downstream) on the outlet structure.</p>	<table border="1"> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					



<p><b><u>Storm Sewer Design</u></b></p> <p>Provide storm sewer sizing to convey the stormwater runoff. The design rainfall events should be the 10-yr return frequency and shall use ISWS Bulletin 70, Appendix A, Aurora Station. Provide a Tributary Area Map, as well as calculations for the Runoff Coefficients and Times of Concentration used.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Overland Flood Route</u></b></p> <p>Provide 100-yr overland flood route calculations. The lowest opening shall be 1' above the calculated HWL for tributary area less than 20 acres. For tributary area more than 20 acres, the lowest opening shall be 2' above the calculated HWL. Indicate/show cross- sections and note the HWL on the engineering plan sheet.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Long Term Management</u></b></p> <p>The property owner is responsible for the maintenance of the stormwater drainage system. A long term maintenance plan shall be required for stormwater drainage system. The long term maintenance plan shall identify the property owner as responsible, list the expected maintenance tasks, and reference the permit number. The maintenance tasks and permit number shall be noted on a plat of easement, if applicable, or recorded as a covenant running with the land.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Special Service Area</u></b></p> <p>The establishment of a Special Service Area (SSA) shall be required in case the property owner fails to maintain the stormwater drainage system. Application for the SSA can be obtained from the City Legal Dept. Include a copy of the SSA application in the submittal.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Stormwater Mitigation/Best Management Practices (BMPs)</u></b></p> <p>Identify whether a Category I or Category II BMP is required (refer to Table 9-107 of the Kane County Stormwater Management Ordinance). List the expected pollutants of concern based on the proposed land use (refer to Table T9-107.D of the Kane County Stormwater Technical Manual). Describe how the proposed BMP(s) will provide water quality treatment and runoff volume reduction. Identify whether on-site infiltration-based BMPs are prohibited for one of the reasons listed in 9-107.G of the Kane County Stormwater Management Ordinance. For native vegetated BMPs, provide seeding and planting locations, specifications, a schedule for installation, and maintenance/monitoring provisions.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Agricultural Subsurface Drainage Systems (Drain Tiles)</u></b></p> <p>A drain tile survey is required. Detention basins and nuisance flows are generally not allowed to discharge to drain tiles. Drain tiles serving off-site tributary areas that are connected to the proposed stormwater management system must be above the detention basin's design HWL. An observation structure and maintenance access shall be provided at the point(s) of connection between drain tiles and the proposed stormwater management system.</p>	<table border="1"> <tr> <th>Yes</th> <th>No</th> <th>N/A</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					



## Tab 2- Special Flood Hazard Area/Floodplain Submittal

<b>Minimum Requirements</b>	<b>Documents Provided</b>						
<p><b><u>Source of Base Flood Elevation</u></b>  Identify and provide the floodplain limits using the best available information. Best available information may include studies and reports published by FEMA, USACOE, IDNR, USGS and ISWS. A site specific floodplain study may be required to determine the base flood elevation (BFE).</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Unmapped Floodplain</u></b>  Where no regulatory floodplain (floodway) is shown on the FEMA DFIRM, a site specific hydrologic and hydraulic study may be required. For upstream tributary area <math>\geq</math> to 640 acres (1 square mile), the study must be submitted to IDNR/OWR for review and approval. For upstream tributary &lt; 640 acres, the report shall be submitted to the City for review. Provide a summary of the 100 yr. flood elevation and discharge rates for existing and proposed conditions.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Compensatory Storage Volume</u></b>  Compensatory storage is required when a portion of the floodplain is filled, occupied by a structure or when a change in channel hydraulics reduces the existing available floodplain storage. The compensatory volume may be up to 1.5 times the volume of floodplain storage lost. The storage volume displaced between the NWL and the 10-year flood elevation must be replaced between the NWL and the 10-year flood elevation. The storage volume displaced between the 10-year flood elevation and the BFE must be replaced between the 10-year flood elevation and the BFE.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Building Protection for structure LOCATED IN the SFHA</u></b>  The lowest FLOOR, including basement, of a new or substantially improved building must be elevated above the floodplain protection elevation (FPE) (which is 3' above the BFE in the Fox River floodplain and 2' above the BFE in other floodplains).</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Building Protection for structure LOCATED ADJACENT to the SFHA</u></b>  The lowest OPENING shall be built above the FPE (which is 3' above the BFE for the Fox River floodplain and 2' above the BFE for other floodplains).</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Bridges and Culverts</u></b>  Permits involving a new crossing or modification to an existing structure will require hydraulic models. A permit from IDNR/OWR will be required for upstream tributary area <math>\geq</math> 640 acres (1 square mile).</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Substantial Improvements</u></b>  Substantial improvements to existing buildings in the floodplain must meet the building protection standards for new construction.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Yes</td> <td style="padding: 2px 5px;">No</td> <td style="padding: 2px 5px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					



## TAB 3- WETLAND SUBMITTAL

<b>Minimum Requirements</b>	<b>Documents Provided</b>						
<p><b><u>Statement of Opinion</u></b>            Provide a statement of opinion by a Qualified Wetland Review Specialist as to the presence of wetlands on or near the site. This requirement may be waived if the Design Engineer determines in writing that it is obvious from the nature of the development (or redevelopment) that wetlands cannot be located on or near the site.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Wetland Delineations</u></b>            Wetland delineations are required for all development that have on site Waters of the US or are adjacent to wetlands, isolated wetlands or farmed wetlands. Specific information on existing current delineations of wetlands may be available from USACOE Chicago District. A wetland delineation and report should follow the current USACOE Wetland Delineation Manual.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Off-Site Wetlands</u></b>            Identify location, extent, area and quality of on-site wetlands. Off-site wetlands must be evaluated to a distance of 100' beyond the property line. Provide an exhibit showing the delineated wetland.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Indirect Impacts</u></b>            Calculations will be required to show the development will not cause an indirect impact to wetlands on-site or within 100 feet of the site. An indirect wetland impact is caused by a development that results in the wetland hydrology falling below 80 percent or exceeding 150 percent of the existing conditions runoff volume to the wetland for the 2-year, 24-hour storm event.</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Permits</u></b></p> <ul style="list-style-type: none"> <li>▪ Submit for USACOE for Jurisdictional Determination (JD) of existing wetland on site (if applicable).</li> <li>▪ Submit to the USACOE for permit application for wetland impact and proposed mitigation (if applicable).</li> <li>▪ Submit to Kane County for permit for non-JD wetland impact and proposed mitigation (if applicable).</li> </ul>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					
<p><b><u>Buffer and Planting Plan</u></b></p> <ul style="list-style-type: none"> <li>▪ Buffer widths are to be 50' wide unless they are otherwise determined using section 9-177.B.5-6 of the Kane County Stormwater Management Ordinance.</li> <li>▪ Buffer widths required as part of a USACOE permit shall supersede the widths described in the Ordinance, unless the width under the Ordinance is greater.</li> <li>▪ Provide and show on the engineering plans, the planting plan for the buffer area. Native vegetation, with deep-rooted vegetation should be considered.</li> </ul>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Yes</td> <td style="padding: 2px 10px;">No</td> <td style="padding: 2px 10px;">N/A</td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> </table>	Yes	No	N/A			
Yes	No	N/A					





# Project Information Sheet

**NOTICE: *ALL* INFORMATION IN THIS BOX (*EXCEPT AS NOTED*) MUST BE FILLED IN FOR YOUR APPLICATION TO BE ACCEPTED !**

## **SITE INFORMATION** (Required For Commercial Submissions Only)

PARCEL No: \_\_\_\_\_

LEGAL SUBDIVISION: \_\_\_\_\_

UNIT: \_\_\_\_\_ LOT: \_\_\_\_\_

## **DEVELOPER / OWNER INFORMATION**

COMPANY: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL(If Any): \_\_\_\_\_

## **PROJECT ENGINEER**

COMPANY: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL(If Any): \_\_\_\_\_

**OFFICIAL USE ONLY**

PROJECT NAME: \_\_\_\_\_ PROJECT No. \_\_\_\_\_ DATE: \_\_\_\_\_

C.O.A PROJECT ENGINEER: \_\_\_\_\_ PROJECT ADDRESS: \_\_\_\_\_



LEGEND & ABBREVIATIONS:

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	' DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	' FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	" INCHES/SECONDS
SIGNAL VAULT	VALVE VAULT	S.F. SQUARE FEET
UTILITY VAULT	CLEAN OUT	(REC) RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TF TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP TOP OF PIPE
GAS METER	GAS LINE	B.S.L. BUILDING SETBACK LINE
FIRE HYDRANT	ELECTRIC LINE	P.U.E. PUBLIC UTILITY EASEMENT
AUTO SPRINKLER	OVERHEAD WIRES	D.E. DRAINAGE EASEMENT
MONITORING WELL	STW- STORM SEWER	L ARC LENGTH
GROUND LIGHT	SAN- SANITARY SEWER	R RADIUS LENGTH
BOLLARD	CHAIN LINK FENCE	C CHORD LENGTH
B-BOX	STOCKADE FENCE	CB CHORD BEARING
SIGN	GUARD RAIL	CMP CORRUGATED METAL PIPE
FLAG POLE	IRON FENCE	CONCRETE SURFACE

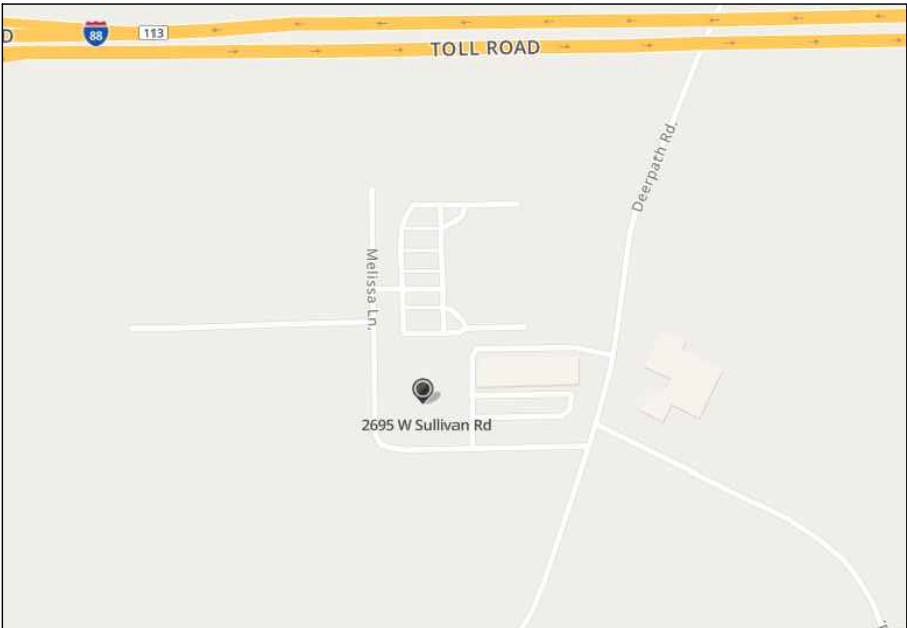
SIGNIFICANT OBSERVATIONS:

CURB IS 1.04' WEST OF PROPERTY LINE

LAND AREA:

62,673.46 SF± OR 1.439 ACRES±

VICINITY MAP:



RECORD DESCRIPTION:

LOT 6 IN PODOLSKY ORCHARD 88 PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2006 AS DOCUMENT 2006K017320, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH12402233LD, DATED MAY 21, 2021

MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE EAST RIGHT OF WAY LINE OF MELISSA LANE TO BE NORTH 00 DEGREES 58 MINUTES 10 SECONDS WEST.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEST SULLIVAN ROAD AND MELISSA LANE WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED. THE ADDRESS PER KANE COUNTY TAX RECORDS IS 2695 SULLIVAN ROAD.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

FLOOD NOTE:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17089C0317H, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

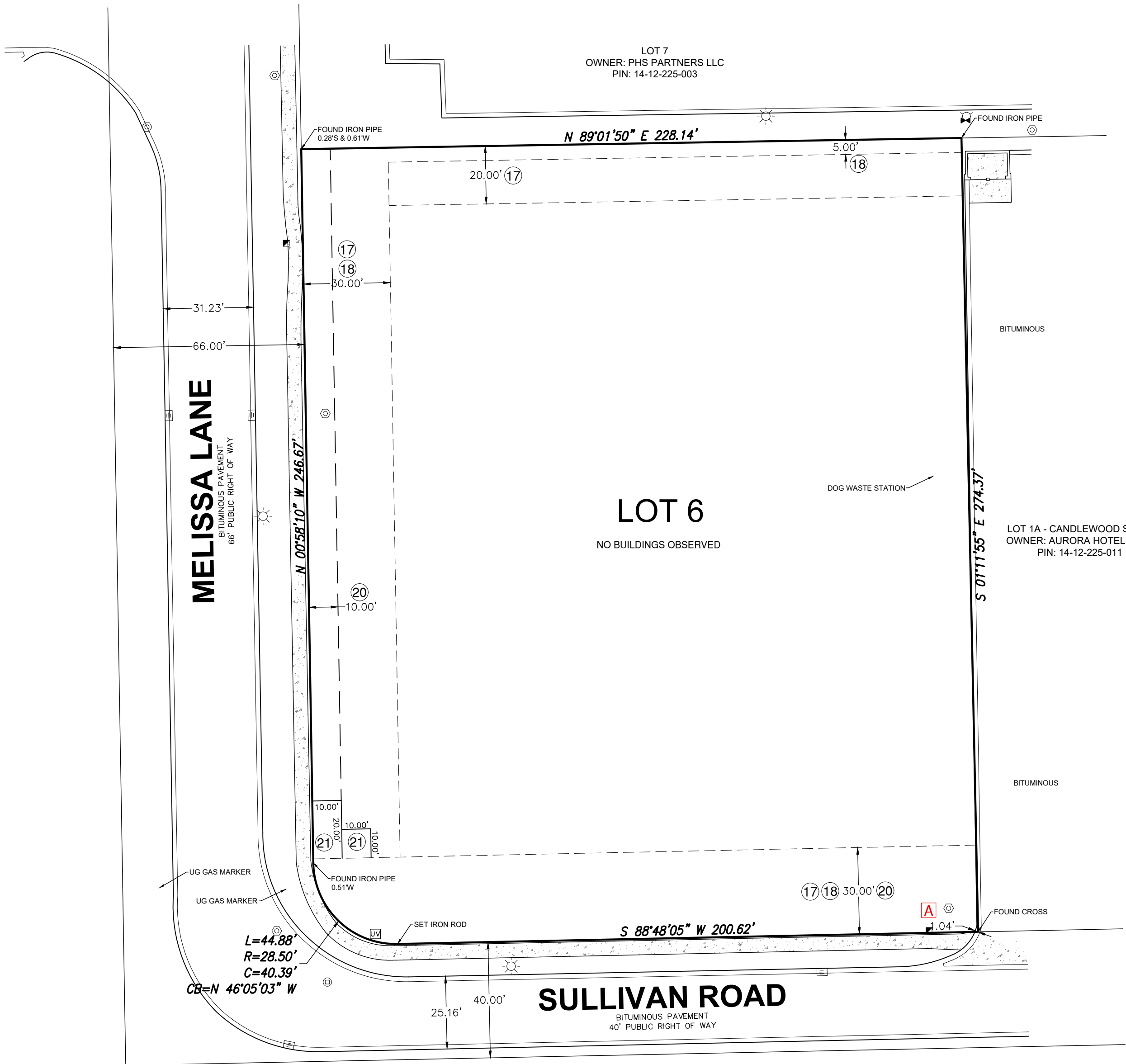
ZONING INFORMATION:

THE SURVEYOR WAS PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

LETTER OF ZONING VERIFICATION BY THE CITY OF AURORA DATED JUNE 24, 2024.

ZONING DISTRICT: ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
HANDICAP	0
TOTAL	0



SCHEDULE B:

- COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ORCHARD 88 BUSINESS PARK, CITY OF AURORA, KANE COUNTY, ILLINOIS, RECORDED FEBRUARY 16, 2006 AS DOCUMENT 2006K017880, AS AMENDED AND RESTATED BY 2008K074353, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 00-136, ANNEXING CERTAIN PROPERTY BEING VACANT LAND LOCATED AT THE SOUTH CORNER OF DEERPATH ROAD AND I-88 TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, A COPY OF WHICH WAS RECORDED DECEMBER 13, 2006 AS DOCUMENT 2006K134806. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 653, ANNEXING CERTAIN PROPERTY TO THE FOX METRO RECLAMATION DISTRICT, A COPY OF WHICH WAS RECORDED JULY 31, 2008 AS DOCUMENT NUMBER 2008K062299. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- BUILDING SETBACK LINE(S) AS SHOWN ON THE PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION PLAT RECORDED AS DOCUMENT NO. 2006K017320, AFFECTING: 30 FEET ALONG THE SOUTH AND WEST LINES AND 20 FEET ALONG THE NORTH LINE OF LOT 6. ITEM IS SHOWN.
- PARKING SETBACK LINE(S) AS SHOWN ON THE PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION PLAT RECORDED AS DOCUMENT NO. 2006K017320, AFFECTING: 30 FEET ALONG THE WEST AND SOUTH LINES AND 5 FEET ALONG THE NORTH LINE OF LOT 6. ITEM IS SHOWN.
- NOTE SET FORTH ON THE PLAT OF PODOLSKY ORCHARD 88 PHASE 1, AFORESAID, AS FOLLOWS: NO PORTION OF THE UNSUBDIVIDED LAND, AS SHOWN, SHALL BE DEVELOPED OR SUBDIVIDED WITHOUT THE EXTENSION OF A PUBLICLY DEDICATED ROADWAY EXTENDING FROM MELISSA LANE WEST TO THE WESTERN PROPERTY LINE OF SAID UNSUBDIVIDED LAND. SAID ROADWAY SHALL BE LOCATED SO AS TO BE NO MORE THAN 500 FEET SOUTH OF THE NORTHERN MELISSA LANE CUL-DE-SAC CENTERLINE. ITEM IS BLANKET IN NATURE AND NOT SHOWN.
- CITY EASEMENT, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING: 30 FEET ALONG THE SOUTH LINE AND 10 FEET ALONG THE WEST LINE OF LOT 6. ITEM IS SHOWN.
- SIGN EASEMENT, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING: TWO LOCATIONS NEAR THE SOUTHWEST CORNER OF LOT 6 (SEE PLAT FOR EXACT LOCATIONS). ITEM IS SHOWN.

SURVEYOR'S CERTIFICATE:

TO: MARY LYNN, LLC; PODCO ORCHARD 88, LLC; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 21, 2024.

James L. Harpole, PLS  
Professional Land Surveyor No. 035-4046  
Expires 11-30-2024  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SURVEY PREPARED FOR:  
LAW OFFICE OF JOANNE GLEASON  
923 CARSWELL AVENUE  
ELK GROVE VILLAGE, IL 60007

DATE	REVISIONS	BY
06/25/24	ZONING LETTER	JLH
07/17/24	REVISED FIELD DATE	JLH

ALTA/NSPS LAND TITLE SURVEY  
2695 SULLIVAN ROAD  
AURORA, ILLINOIS

FIELD WORK: JD & GP  
DRAFTED BY: LM  
PROJ. SURV: JLH  
FIELD DATE: 06/21/24  
SCALE: 1"=30'

SHEET  
1 OF 1  
24-1289-100



# TIMELINE

- 6/2024: Phase 1 Environmental Site Assessment
- 6/2024: Received Letter of Zoning Verification from the Zoning and Planning Division of Aurora confirming permitted use of the subject property
- 7/2024: Survey purchases/obtained
- 7/2024: Purchased property for \$219,735.69
- 12/2024: Submitted Stormwater Management Permit Worksheet to City of Aurora
- 2/2025: Hired an architect
- 5/2025: Received approval for the construction site plan from the Orchard 88 Business Park Owners Association
- 8/2025: Received elevations
- 8/2025: The Project Manager explained to the owner that every time they've submitted documents, a new reviewer takes over and adds new requirements that weren't part of the previous review
- submitted for approvals
- 9/2025: Received landscape plan
- 9/2025: Orchard 88 Industrial Park rejected the pre-engineered metal building design; project manager switched to a precast tilt-up building system
- 10/10/2025: Project manager gives the following update to owner: site plan approval is delayed pending clarification from the fire department. Calls have gone unanswered for 2 weeks. The fire chief has been unavailable, and their limited schedule (2–3 days per week) has made it difficult to resolve questions regarding the additional hydrants requested
- 10/2025: All documents necessary for site development were submitted for approval with the application and accompanying check
- 10/16/2025: The Project Manager shares with the owner that he received a call addressing the recently enacted moratorium
- 10/21/2025: Owners retain Eric Feldman and Associates, P.C., as their representative for the hardship appeal





Mailing Address: 44 E. Downer Place | Aurora, Illinois 60507-2067  
Office Location: 77 S. Broadway | Aurora, Illinois 60505  
630-256-3080 | [coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

**LETTER OF ZONING VERIFICATION**

June 24, 2024

Joanne Gleason, Esq.  
Law Office of Joanne Gleason  
923 Carswell Avenue  
Elk Grove Village, IL 60007

**Re:** 2695 W. Sullivan Road  
**PIN:** 14-12-225-005

Pursuant to your request, please be advised that the zoning status of the properties of reference is:

**Zoning District:** ORI Office, Research, and Light Industrial  
**Use:** 3300 Warehouse, Distribution and storage services

This property is zoned ORI Office Research and Light Industrial. According to the zoning ordinances and regulations for this district, the 3300 Warehouse, Distribution and storage services use of the subject property is a permitted use. To the best of my knowledge, the current lot was developed in accordance with current zoning code requirements and is legally conforming.

If you have any questions, please contact me at (630) 256-3080.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward T. Sieben".

Edward T. Sieben,  
Director of Zoning and Planning  
City of Aurora,  
Zoning & Planning Division