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MEMORANDUM

TO: Super Aggregates (Jack Pease)

FROM: Water Resources Division (Stoyan Kolev)

DATE: March 18, 2026

REGARDING: Staff Plat Review Committee Comments – Petition # Z26-0004

Based on my review of the application information provided, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- The Water Resources Division has reviewed the preliminary plans titled Paradise Lake Development prepared by Schmitt Engineering and the narrative prepared by Super Aggregates. The narrative indicates that operations will utilize a closed loop system for washing the extracted material in a series of ponds which will reduce water pumping from the local aquifer. The operations do not propose a read-mix plant or the off-site discharge of water. Should a CUP be granted, a Stormwater Permit will be required before any operations begin. The following comments are provided for your reference:
    - A wetland delineation has been provided and indicates the presence of a wetland in the northeast corner of the property. The preliminary plans show a proposed berm cutting through a portion of the wetland. The plans will need to address any impacts to the wetland area and meet buffer requirements. The Stormwater Management Ordinance (SMO) requires that a development avoid and minimize impacts to any wetlands. The proposed berm may need to be adjusted.
    - A separate sediment basin/forebay will be required for the proposed detention basin during mining operations. The plans currently show the sediment basin/forebay and detention basin as one basin. The sediment basin/forebay can be removed one all mining operations have been completed and the site is stabilized. All setback standards per MCODT for berming along a right-of-way will need to be met.
    - There are multiple depressional areas on-site. The calculations will need to demonstrate that the reclamation plan is providing enough compensatory storage volume along with stormwater detention volume.
    - Please note that there are a few locations where the proposed temporary/permanent berms will impact off-site drainage flowing into the site and fall along drainage paths/swales. A more detailed grading plan will be required to demonstrate that off-site drainage patterns and drainage paths/swales are not adversely impacted by the temporary/permanent berms.
    - The preliminary plans show a box labeled as “permanent plant location”. The narrative discusses the use of a freshwater pond and 2 deposit ponds for processing operations. Please provide that information on the site plans to show their location and how the water is routed. In addition, the narrative discuses the use of a “Spill Prevention Containment and Control Plan” in Appendix H. Part of the issue with this plan is that it discusses the use of equipment such as “adequate absorbent materials and containment booms” for spills from equipment, fueling areas, etc. However, operating within in a gravel pit, the material will infiltrate quickly. Preventative measure BMPs should be incorporated and use measures such as secondary containment to prevent any spills, waste, etc. from contacting the ground.

As part of the overall permitting process, the applicant will be required to submit for a Stormwater Management Permit as it appears that the improvements will meet the ordinance threshold of regulated development. The following information, at a minimum, will be required.

1. Site information:
   - existing and proposed contours are included (maximum contour interval of 1 foot)
   - benchmark shall be referenced to NAVD88
   - all proposed areas of disturbance (temporary stockpile/staging areas, parking, etc.)
   - all proposed impervious areas (concrete, gravel roads/parking, structures, etc.)
   - existing and proposed utilities (including buried cables/conduit), culverts, etc.
   - existing and proposed stormwater management system components including overland flow paths, swales, ditches, drain tiles, storm sewers, restrictor structures, and water quality protection measures
   - calculations describing existing and proposed areas of disturbance
   - calculations describing existing and proposed areas of impervious surface
   - calculations describing the proposed stormwater management system components
2. A full soil erosion and sediment control plan, including details for all SE/SC measures to be installed, shall be included in the submittal including, but not limited to, the following:
   - spoil/material stockpiles
   - stabilized construction entrance
   - seed mix information and seeding rates for the vegetative cover
   - information on any cover crop
   - any additional SE/SC measures and locations (erosion control blanket, ditch checks, filter baskets, etc.)
   - schedule of construction activities including, but not limited to, clearing and grading, stockpiling, and inspection and maintenance of all soil erosion and sediment control practices
   - the contact information for the project's Qualified Inspector (this person is required to perform inspections during project construction)
   - county's standard soil erosion/sediment control notes & drain tile notes
3. A drain tile survey for the site shall be submitted. Observation wells, or similar structures for inspecting and maintaining drain tiles, shall be installed at any point where an existing drain tile flows into or out of a development site. Maintenance access shall be provided to the observation well through a deed or plat restriction for regulated development disturbing 5 acres or more. (Article VI, Section B.3.e)
4. Vegetation Maintenance Plan.
5. All other local, state, and federal permit submittals including, but not limited to, the IEPA NPDES Permit No. ILR10, Lake-McHenry County SWCD SE/SC inspection authorization, etc.

Additional comments may likely be generated once a full plan set, and stormwater calculations are received. If revisions to the site plan are necessary based on other department comments (e.g., environmental health) additional comments may be generated.