



Planning Commission/Zoning Board of Appeals

Meeting Agenda

January 17, 2018

7:00 P.M. Village Board Chambers, 10 S Municipal Drive

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) January 10, 2018 Special Meeting

IV. PUBLIC HEARING

- a) Petition #18-002 Zoning Ordinance Text Amendment--Signs
Applicant: Village of Sugar Grove

V. NEW BUSINESS

- a) Petition #18-001 Final Plat of Resubdivision—Schalz
Location: 915 Redbud Lane; Hannaford Farm Unit 2
Applicant: Philip Schalz
- b.) Petition #18-002 Zoning Ordinance Text Amendment--Signs
Applicant: Village of Sugar Grove

VI. OLD BUSINESS

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of January 10, 2018 SPECIAL MEETING**

1. **CALL TO ORDER:**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:10 p.m. by Chairman Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, John Guddendorf, Becky Sabo, Larry Jones, James White and Gregory Wilson

Absent: Jim Eckert

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning & Zoning Administrator

3. **APPROVAL OF MINUTES:**

Motion was made by Commissioner Guddendorf to approve Minutes of the December 20, 2017 Meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Sabo.

Motion passed by unanimous voice vote.

4. **PUBLIC HEARING:**

Petition 17-022: Rezoning to M-1 Limited Manufacturing District with a Special Use for Mining, Reclamation, and Clean Construction Debris Processing.

Applicant: Heartland Recycling Sugar Grove CCDD, LLC

Chairman Ochsenschlager called the public hearing to order at 7:10p.m. The Chairman administered the oath to all in attendance who wished to speak. He then invited the applicant to the podium.

John Savage, Heartland Recycling, began his comments by explaining that this is a land reclamation project not a CCDD business operation. The end goal is to develop the property not to run a disposal business. He stated that the State of Illinois has approved CCDDs and established rules for them, because this type of operation is the only way to develop previously mined properties. He explained that using clean construction debris for fill is safer than ordinary fill operations because the CCDD fill materials are highly

regulated by state agencies. Mr. Savage continued by explaining that the company's Aurora facility has been issued a citation one (1) time during its five (5) years of operation. He explained that additional soil testing has been conducted by Heartland and those test results are under review by the Illinois Department of Environmental Protection Agency currently and he expects that Heartland will be cleared of all the deficiencies indicated in the citation letter. Mr. Savage estimates that this operation will add forty (40) to seventy (70) additional trucks on Harter Road. He explained that since Harter Road is a County controlled roadway, Heartland has met with the Kane County Department of Transportation (KDOT) to discuss the matter. KDOT has determined that the additional traffic will have no impact on the roadway system. He concluded his remarks by reiterating that Heartland will not be operating concrete crushing equipment at this location, CCDD is a heavily regulated business, and that Heartland will abide by all requirements the Village places on this operation through the Annexation Agreement. Mr. Savage presented additional information about Heartland Recycling to the Commission (attached).

Ross Scimenca, Merrill Road, addressed the Commission. Mr. Scimenca stated his concern that what is considered safe today is often considered unsafe in the future. He explained that this was the case with the toxic leachates in West Chicago that resulted from the Kerr-McGee operation in that community.

Michael Coghlan, S 2nd Street Dekalb, addressed the audience. Mr. Coghlan explained the importance of testimony. He further stated that he is an attorney representing clients that are in opposition to this project. He stated his belief that the public hearing process is flawed because Heartland has verbally amended their operations plan but has not formally amended their petition.

Fred Morelli, address not provided, stated that he lives a mile from the site. He stated his concern that this operation will diminish his property value and will have detrimental effects on the school operation across the street. He concluding by stating that it is the job of the Plan Commission to protect the citizens of Sugar Grove and not Heartland Recycling.

Alysia Preininger, Cobbler Lane, stated her concern about the potential water quality issues that may be associated with this operation. She stated that it is not enough to monitor the water for the five (5) years that the CCDD is operational, but there needs to be a long term guarantee that this operation will have no adverse effect on the ground water. She concluded her remarks by stating that she sees no potential for commercial development in this area because there are plenty of empty stores along Route 47.

Ray Fugiel, Thornapple Terrace, addressed the Commission with his concerns that this operation has the potential of drawing too much water from the aquifer that it sits atop. He stated that he lives three quarters (3/4) of a mile to the north of the site and has had to

drill his well to three hundred (300) feet from its original one hundred fifty (150) feet depth in the recent past due to lack of recharge of the aquifer. He asked the Commission to include a stipulation that limits the amount of water this operation can use.

Sakina Bajowala, Hannaford Drive, explained that she is a board certified allergist/immunologist and that she daily treats patients that suffer from respiratory disease. She explained that there is a direct link between increased air pollution and morbidity across all populations of compromised patients. She explained that there are different size air particles and often people think larger particles are safe to breath; however, they are just as dangerous as small particles. Dr Bajawala cited recent studies that substantiated her testimony (Dr Bajawala provided citations to staff after the close of the public hearing. This information is attached). She concluded her testimony by asking the Commissions to choose the lesser of the two (2) evils between having a hole in the ground or having people suffer from increased respiratory complications.

Brandon Matthews, Route 47, reiterated a few points from his previous testimony. He is concerned that the grade changes that Heartland is proposing will send more water to his property which is already flood prone. Mr. Matthews stated his disagreement with the Advisory Report conclusion that this use will not be detrimental to properties in the area. He concluded by addressing the audience and encouraging them to continue to attend future meetings of the Village Board.

Dale Peterson, Ka-De-Ka Road, stated his concern for the twenty (20) shallow wells located along Ka De Ka Road and how this project might impact them. He stated that groundwater monitoring will not warn of a problem until the groundwater is already contaminated and then it will be too late. He also stated concern for the children attending Harter Middle School and the negative effects this project will have on their ability to concentrate due to noise from the operation.

Stephen Halm, Ridgeview Lane, stated his concern that a problem could occur after the operation is closed and Heartland will not be held accountable. He continued by explaining that he believes there is no way to protect the groundwater nor contain air pollution associated with this operation. He concluded by stating that this request is too risky because you cannot undo pollution.

Steven Arce, address not provided, stated that he lives less than one (1) mile from the property and that he wanted to be a voice in opposition on behalf of his young children.

Tim Leuer, address not provided, stated his belief that this property is the jewel of Sugar Grove. The lake on this property sits atop an aquifer and recharges that aquifer; therefore, anything that goes into the lake will end up in the groundwater. He explained that three (3) large piles of gravel exist on the property and it is his belief that the property could be reclaimed for development by spreading those gravel piles over the site. Mr. Leuer

concluded his remarks by stating that if Heartland creates a problem, they will exhaust their insurance money and then file bankruptcy, leaving the citizens of Sugar Grove with the expense of clean up.

Jason McCoy, Scott Road, explained that he wants the Commission to remember that asphalt will be dumped on this property and that it is his belief that asphalt will pollute the area water supply.

James Leader, Old Oaks Road, read aloud a letter from the IEPA to Heartland recycling outlining violations at the Aurora facility. He concluded by stating that trust is an issue in this matter and that he does not trust Heartland.

Alison Squires, Terry Drive, stated that she is a member of the Sugar Grove Township Board and that that group might pass a resolution against this project. She asked the Commission to consider the safety concerns brought up by others and the effects that this project could have on the farming community.

Marilyn Brusherd, W Park Street, asked the Commission to think of the petition through a cost benefit analysis. She stated that she sees more cost than benefit and stated that she has not heard any mention of how many jobs this project might create.

Tom Wascher, Hazelcrest Drive, stated the in previous testimony, Mr. Savage had stated that the Village can expect to receive between ten thousand dollars (\$10,000) and twenty thousand dollars (\$20,000) from this operation. He stated that it is his belief that this amount of money is not worth the risk that this project poses to the community welfare.

John Wellman, Snow Street, stated his concern over mixing heavy truck traffic with school buses and parents taking their children to Harter Middle School.

Victoria Delmer, Harter Road, stated that Sugar Grove is not lacking in anything that this project brings. She provided the Commission a copy of IEPA inspection notices issued for Heartland's Aurora facility (attached).

Amy Krause, Capitol Drive, explained that in the current political climate, the Environmental Protection Agency is being cut. She further explained that she believes that five years from now, after Heartland has left the community, the IEPA will be gutted and there will be no regulatory agency to insure that the property has not been contaminated.

Delores Likeum, Caledonian Avenue, took issue with representatives of Heartland Recycling for what she considered their not taking citizen's concerns seriously.

David Pederson, address not provided, stated his concern that if the fill operation did not result in a structurally sound site, the property would lose all potential for future development. He also stated his belief that just because water can be cleaned and purified, no one should be allowed to knowingly pollute the water. He concluded by stating that it is his belief that the best use for the property is a recreation area.

Jim Martin, Old Oaks Road, agreed that his property should be used for public recreation and provided the commission with a history of the Centennial Beach project in Naperville (attached).

At this point an anonymous audience member questioned the Commission about the process. Chairman Ochsenschlager provided a summary of the process through which this petition is being reviewed.

Robert Moss, Jennifer Court, stated that, as the owner of a trucking company, he is concerned about the wear and tear on the roads and the traffic conflicts that the increased truck traffic will create. He concluded by stating that the police will not be able to stop every truck to make sure that the driver has the credentials required and that the type of driver employed for this type of hauling will be careless on the roadways.

Keith Wolf, Briargate Circle, explained that the guy at the gate is the person who determines what gets dumped on this site. He also stated that the Kane County Land Use Plan indicates that this property should be permanent open space. He concluded by speculating that Heartland is before the Village instead of the County because the Village will be more agreeable to the request.

Christina Foster, Carriage Hill Lane, stated that this project will determine what Sugar Grove stands for. She asked the Commission to stand for the health and wellbeing of everyone in the community.

Dave Bemis, Hickory Street, requested that the Commission be more diligent in getting the word out about meetings.

An anonymous audience member questioned the Commission about different dates of meeting which have been published.

Director Magdziarz explained the process by which this request is being reviewed and reiterated the next scheduled dates of the Planning Commission and the Village Board.

Sakina Bajowala, Hannaford Drive, asked the Commission if Heartland representatives are allowed to meet privately with Plan Commissioners or Board Members without the public knowing about the meeting. Chairman Ochsenschlager responded that they can.

She further asked if the Village rejects this petition, can Heartland petition the County for the same use. Chairman Ochsenschlager responded that they can petition the County.

Stephen Halm, Ridgeview Lane, stated that if this property is not annexed, then Heartland can go to the County and this process will start all over again.

David Seely, Wild Ginger Road, stated that the Village Comprehensive Land Use Plan indicates that the future use of this property should be multiple family residential. He asked the Commission why they would want to deviate from their own plan.

Chairman Ochsenschlager closed the public hearing at 9:10p.m.

5. **NEW BUSINESS:**

None.

6. **OLD BUSINESS**

None.

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meetings will be January 17, 2018 and January 25, 2018. The meeting on January 25, 2018 will be held at the Sugar Grove Public Library.

8. **ADJOURNMENT**

Commissioner Wilson made a motion to adjourn the meeting at 9:15 p.m. Commissioner White seconded the motion.

Motion unanimously passed by voice vote.

Respectfully submitted,
Renee Hanlon
Recording Secretary

Make room for what's you.
If it's not you, list it for free on eBay.

Final value fees and optional upgrade fees may apply.

List It →

eBay

Opinion

[\(https://chicago.suntimes.com/section/opinion/\)](https://chicago.suntimes.com/section/opinion/)

LETTERS: Dumping clean debris in quarries no threat to environment



<https://twitter.com/willst/wa>
[url=http://bit.ly/2jvbl](http://bit.ly/2jvbl)

LETTERS ([HTTPS://CHICAGO.SUNTIMES.COM/SECTION/LETTERS-TO-THE-EDITOR/](https://chicago.suntimes.com/section/letters-to-the-editor/)) 11/29/2017, 10:28am



In this Thursday, Nov. 16, 2017, photo, several slabs of demolition concrete waste that will be recycled and made into a "clean" fine fill material, background left, and "clean" course fill material, background right, sit at the Chicago Street Clean Construction Demolition Debris facility in Joliet, Ill. (AP Photo/Charles Rex Arbogast)

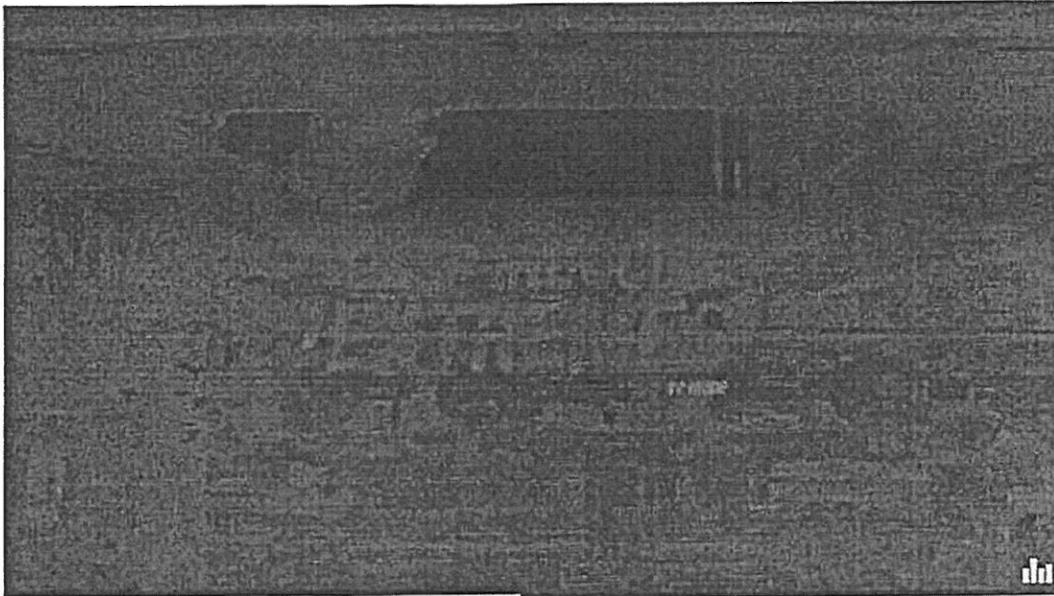
Letters to the Editor (<https://chicago.suntimes.com/author/letters-to-the-editor/>)

This letter is in response to a Chicago Sun-Times editorial (<https://chicago.suntimes.com/opinion/letters-sius-bold-reinvention-the-smart-way-to-go/>) this week regarding notices of alleged "violations" issued to permitted clean construction or demolition debris (CCDD) facilities. The overwhelming majority

of notices sent by the Illinois EPA were for the detection of naturally occurring elements such as iron and manganese that are found at these concentrations in uncontaminated soils throughout Illinois. The naturally occurring elements cited in these notices DO NOT constitute a risk to the environment.

By law, CCDD is limited to uncontaminated materials which may only include broken concrete, bricks, rock, stone, reclaimed asphalt pavement or clean soil generated from construction activities. The CCDD program is an environmentally sound, common-sense management tool that benefits Illinois taxpayers by holding down construction costs and preventing needless filling of landfills. The program saves taxpayers millions in additional costs for public works projects while it decreases the number of heavy trucks on congested roadways.

ADVERTISING



SEND LETTERS TO: letters@suntimes.com (<mailto:letters@suntimes.com>).
Please include your neighborhood or hometown and a phone number for verification purposes.

In 2010, when the Illinois legislature passed the current law related to CCDD, the legislature charged the Illinois Pollution Control Board with the responsibility of adopting rules that were protective of the environment. The board adopted strong front-end requirements such as environmental and engineering review, soil analytical testing and on-site screening of every CCDD load – making Illinois' regulations the most stringent in the country. As part of this process the board twice conducted thorough hearings, accepted testimony and received documentation on

1/10/2018

LETTERS: Dumping clean debris in quarries no threat to environment | Chicago Sun-Times

the issue of mandating groundwater monitoring at these facilities. Based on the evidence, the board twice rejected mandating such monitoring and the Illinois appellate court recently confirmed their decision.

The operators I represent are committed to the responsible placement of CCDD in accordance with their permits and the rules adopted by the Board. The addition of costly groundwater monitoring mandates for these facilities has been determined unwarranted and should not be further legislated.

Dan Eichholz

Executive Director

Illinois Association of Aggregate Producers

John Savage
1-10-18

HEARTLAND RECYCLING - AURORACCDD, LLC ILLINOIS MUNICIPAL REFERENCES

Name	Duration of Service	Description of Service	Contact
City of Naperville, Public Works 180 Fort Hill Drive Naperville, Illinois 60540	20014-Present	CCDD/Clean Soil Disposal	Nathan Langston, Superintendent (630) 420-6095
City of Aurora 44 E. Downer Place Aurora, Illinois 60505	2013-Present	CCDD/Clean Soil Disposal	Ken Schroth, Dir. Public Works (630) 256-3200
Village of North Aurora 25 East State Street North Aurora, Illinois 60542	2014-Present	CCDD/Clean Soil Disposal	John Laskowski, Dir. Public Works (630) 897-8228
Du Page County Public Works 7900 S. Route 53 Woodridge, Illinois 60157	2014-Present	CCDD/Clean Soil Disposal	Amy Arlowe, Buyer (630) 427-3548
City of Warrenville 28W701 Stafford Place Warrenville, Illinois 60555	2016-Present	CCDD/Clean Soil Disposal	John Satter, Utility Division (630) 836-3051
Kane County 719 S. Batavia Avenue, Bldg. A Geneva, Illinois 60134	2017-Present	Clean Soil Management Services	Ken Anderson, Director (630) 208-3179
City of Geneva 1800 South Street Geneva Illinois 60134	2014-Present	CCDD/Clean Soil Disposal	Elton Orozco, Geneva Pub. Works (630) 232-1279

December 22, 2017 article from *The Beacon-News*

[Aurora](#) has once again been judged to have the best-tasting drinking water in Kane County.

At the 20th annual Kane County Water Association holiday luncheon Thursday at the Lincoln Inn in [Batavia](#), it was decided by a panel of four judges that Aurora had the best drinking water based on taste, odor and clarity.

Dave Martin, senior water operator for the village of North Aurora, is the president of the Kane County Water Association. He said the vote tally for this year's contest was close.

This is the seventh time the City of Lights has won the contest, the most of any community in Kane County.

Municipalities from Aurora to [Elgin](#) have challenged one another for "friendly" bragging rights in the contest since 1997.

"We certainly enjoy winning," said Bob Leible, Aurora assistant superintendent of water production.

Aurora's drinking water is a blend of Fox River water and shallow and deep well water. Along with this year's title, Aurora won the contest in 1998, 2000, 2006, 2008, 2013 and 2016.

"We feel it is a reflection of what goes into producing high-quality water for residents of Aurora. We have an excellent water treatment plant and great staff. Everyone contributes to our successes," Leible said.

The countywide recognition qualifies Aurora to enter a statewide competition in Springfield. Leible said Aurora has won the best drinking water award on the state level five times.

"It takes a little luck too, with judging," he said.

He said the processes for municipal drinking water vary from one community to another, so judging can be a matter of individual perception and taste.

"Judges can perceive those subtleties differently," Leible said.

John Savage
1-10-18

The four judges representing a cross-section of water operators from outside of Kane County taste-tested from beakers of water submitted from eight communities. The Kane County Water Association essentially is a fraternity of municipal water operators that represents Aurora, North Aurora, Batavia, Geneva, St. Charles, Elgin, South Elgin, Yorkville, Montgomery and Sugar Grove.

Jerry Adrian of Somonauk Water Lab tests monthly samples for communities and is a certified water operator for residential areas outside of corporate limits.

"It sounded like a fun thing to do. I know a lot of people here," he said.

He acknowledged taste is a subjective thing.

"I'm used to my own well water that's high in iron," he said.

The other judges were John Hubsby, utility superintendent for the village of Glen Ellyn; Matt Anderson, lab supervisor for DeKalb Utilities; and Al McMillen, water superintendent for the city of Wheaton.

Todd Hoppenstedt, Montgomery director of public works, will take the helm as vice president of the Kane County Water Association in 2018.

He said the group provides networking that allows water operators to share experiences and offer required re-certification training.

He said regulations are constantly changing, so the sharing of information is vital between cities and villages.

"We don't want anyone to have to recreate the wheel. An experience that one community has had may aid another community. We can share ideas on what's worked to help each other out," Hoppenstedt said.

"This is a good-natured competition," Hoppenstedt said of Thursday's contest. "The municipal drinking water in Kane County is very comparable. This is an opportunity to recognize each one of them."

Linda Girardi is a freelance reporter for The Beacon-News.

Here's How Many People Die from Pollution Around the World

<http://time.com/4989641/water-air-pollution-deaths/>

More than 155,000 U.S. deaths in 2015 were related to pollution, the researchers found.

Air Pollution and Mortality in the Medicare Population

Qian Di, M.S., Yan Wang, M.S., Antonella Zanobetti, Ph.D., Yun Wang, Ph.D., Petros Koutrakis, Ph.D., Christine Choirat, Ph.D., Francesca Dominici, Ph.D., and Joel D. Schwartz, Ph.D.

N Engl J Med 2017; 376:2513-2522 [June 29, 2017](#) DOI: 10.1056/NEJMoa1702747

<http://www.nejm.org/doi/full/10.1056/NEJMoa1702747#t=articleTop>

Key point: Even pollution levels under established EPA thresholds are associated with increased mortality, especially among the elderly.

Association of Short-term Exposure to Air Pollution With Mortality in Older Adults

Qian Di, MS¹; Lingzhen Dai, ScD¹; Yun Wang, PhD²; et al Antonella Zanobetti, PhD¹; Christine Choirat, PhD²; Joel D. Schwartz, PhD¹; Francesca Dominici, PhD²

JAMA. 2017;318(24):2446-2456. doi:10.1001/jama.2017.17923

<https://jamanetwork.com/journals/jama/article-abstract/2667069?redirect=true>

Key point: Even short-term exposure to airborne pollution has harmful effects.

Research shows that **air pollution can worsen asthma symptoms**. A study of young campers with moderate to severe asthma showed they were 40 percent more likely to have acute asthma episodes on high pollution summer days than on days with average pollution levels.

<http://www.lung.org/our-initiatives/healthy-air/outdoor/air-pollution/particle-pollution.html?referrer=https://www.google.com/>

According to extensive research, short-term increases in particle pollution have been linked to:

- death from respiratory and cardiovascular causes, including strokes;^{18,19,20,21}
- increased mortality in infants and young children;²²
- increased numbers of heart attacks, especially among the elderly and in people with heart conditions;²³
- inflammation of lung tissue in young, healthy adults;²⁴
- increased hospitalization for cardiovascular disease, including strokes and congestive heart failure;^{25,26,27}
- increased emergency room visits for patients suffering from acute respiratory ailments;²⁸
- increased hospitalization for asthma among children;^{29,30,31}
- increased severity of asthma attacks in children.³²

Year-round exposure to particle pollution has also been linked to:

- increased hospitalization for asthma attacks for children living near roads with heavy truck or trailer traffic;^{40,41}
- slowed lung function growth in children and teenagers;^{42,43}
- development of asthma in children up to age 14;⁴⁴
- significant damage to the small airways of the lungs;⁴⁵
- increased risk of death from cardiovascular disease;⁴⁶ and
- increased risk of lower birth weight and infant mortality.⁴⁷

Dahlmer
1-10-18

Illinois Environmental Protection Agency Clean Construction/Demolition Debris Fill Inspection Checklist

County: Kane BOL #: 0894075963 Region: 2 - Des Plaines
 Site Name: Aurora/Heartland Recycling Aurora CCDD
 Site Address: Rte 25E & 213 Mettel Rd S City: Aurora
 Site Contact: Joseph Volini Phone: 630/391-0022
 Email: AuroraCCDD@heartland-recycling.com
 Inspector: Mark Weber & Rebecca DeMay Interviewed: Joseph Volini
 Date: 04/04/2017

IEPA - DIVISION OF RECORDS MANAGEMENT
RELEASABLE

Owner Mailing Address
 Heartland Recycling Aurora CCDD, LLC
 Attn: Joseph Volini
 213 Mettel Rd
 Aurora, IL 60504

Operator Mailing Address
 Same
 OCT 24 2017
 REVIEWER: RDH

Authorization:
 Permit #: CCDD2011-012-DE/OP
 Exp Date: 05/01/2022
 Exempt per §21(d)(1) or §22.51(b)(4)

Operational Status:
 Operating
 Closed/Not Certified
 Closed/Date Certified:

RECEIVED
 SEP 19 2017
 IEPA/BOL

Section	Description	Status
Illinois Environmental Protection Act Requirements		
9(a)	Cause, threaten, or allow air pollution in Illinois	
9(c)	Cause or allow open burning	
12(a)	Cause, threaten or allow water pollution in Illinois	
12(d)	Create a water pollution hazard	
12(f)	Cause, threaten, or allow discharge without or in violation of an NPDES permit	
21(a)	Cause or allow open dumping	V
21(d)	Conduct any waste-storage, waste-treatment, or waste-disposal operation:	
(1)	Without a permit or in violation of permit conditions	V
(2)	In violation of any regulations or standards adopted by the Board	V
21(e)	Dispose, treat, store, or abandon waste, or transport waste into Illinois for such activities, except at a site meeting Act and regulatory requirements	V
21(f)(1)	Conduct any hazardous waste-storage, hazardous waste-treatment, or hazardous waste-disposal operation without a RCRA permit	
21(p)	Cause or allow the open dumping of any waste in a manner which results in any of the following occurrences at the dump site:	
(1)	Litter	V

(2)	Scavenging	
File Heading: Inspection Date:		
(3)	Open Burning	
(4)	Deposition of waste in standing or flowing waters	
(5)	Proliferation of disease vectors	
(6)	Standing or flowing liquid discharge from the dump site	
(7)	Deposition of general construction or demolition debris as defined at §3.160(a) or clean construction or demolition debris as defined at §3.160(b)	V
22.51	Clean Construction or Demolition Debris Fill Operations	
(a)	Conduct any CCDD fill operation in violation of any regulations or standards adopted by the Board	V
(b)(3)(i)	Use CCDD as fill in a current or former quarry, mine, or other excavation after 7/1/2008 without a permit or in violation of a permit	V
(b)(3)(ii)	Use CCDD as fill in a current or former quarry, mine, or other excavation after 7/1/2008 in violation of any regulations or standards adopted by the Board	V
(f)(3)	Failure to maintain all documentation required by (f)(2) for at least 3 years, make available for inspection and copying	
(g)(1)	Use soil other than uncontaminated soil as fill material	V
(g)(2)	Use construction or demolition debris other than CCDD as fill material	V
35 Illinois Administrative Code Subtitle J Requirements		
Part 1100	Clean Construction/Demolition Debris Fill Operations & Uncontaminated Soil Fill Operations	
Part 1100	Operating Standards for CCDD Fill Operations	
Subpart B		
1100.201	Prohibitions	
(a)	Conduct any CCDD fill operation in violation of the Act or any regulations or standards adopted by the Board	V
(b)	Accept waste for fill	V
(c)	Be located inside a setback zone of a potable water supply well	
(d)	Use soil other than uncontaminated soil as fill material at a CCDD fill operation	V
(e)	Use construction or demolition debris other than CCDD as fill material at a CCDD fill operation	V
(f)	Use painted CCDD as fill material at a CCDD fill except as per §1100.212	
(g)	Accept uncontaminated soil with pH outside the range of 6.25–9.0	
1100.202	Surface water drainage	
(a)	Runoff discharges from filled areas to waters of the State permitted as required by Part 309 and all surface water control structures operated until final cover is placed and vegetative or other cover provides erosional stability	
(b)	Runoff diverted from unfilled areas as per this subsection	

1100.203	Annual facility map submitted with §1100.211 annual report each calendar year by the date specified in the Agency permit; map scale no smaller than 1"=200'; map shows horizontal extent of filled areas as of map date; map shows the same information required for facility plan maps by §§1100.305(a)-(d)	
1100.204	Operating standards	
(a)	Fill placed in a safe manner that protects human health and the environment	
(b)	Working face no larger than necessary	
(c)	Equipment maintained and available for use during all hours of operation	
(d)	All utilities necessary for safe operation available at all times	
(e)	Maintain and operate all systems and related appurtenances and structures to facilitate proper operations	
(f)	Dust control implemented to minimize off-site wind dispersal	
(g)	Facility designed/constructed/maintained to minimize equipment noise off-site	
(h)	CCDD not filled higher than highest pre-existing elevation	
(i)	Methods implemented to minimize mud tracking onto public roadways	
(j)	Fill operation must not cause foul odors or other nuisance	
1100.205	Certifications and load checking	
(a)	Following activities done and documented for all CCDD and uncontaminated soil accepted for use as fill:	
(1)	For all soil, including soil mixed with CCDD, obtain: A) from source sites not determined to be potentially impacted, a certification from each source site owner/operator that the site is not potentially impacted, is presumed uncontaminated, and soil pH is 6.25-9.0 (must include soil pH results); or B) certification from a PE or PG that the soil is uncontaminated and its pH is 6.25-9.0, including analytical results showing that the soil meets maximum allowable concentrations at §1100.Subpart F of this Part and the pH is 6.25-9.0.	
(2)	Certifications required by (a)(1)(A)-(B) on forms and in format prescribed by the Agency and provide all information required by §1100.205(a)(2)(A)-(B)	
(3)	Confirmed and documented that CCDD or uncontaminated soil was not removed from a site as part of a cleanup or removal of contaminants, including but not limited to activities conducted under CERCLA, RCRA Closure or Corrective Action, or an Agency remediation program such as LUST or SRP, but excluding sites subject to Act §58.16 when there is no presence, likely presence, or substantial threat of a release of a regulated substance at, on, or from the real property	
(4)	Documentation obtained to show that the soil was tested per §1100.Subpart F to determine that it is uncontaminated	

(5)	Documentation obtained on rejected loads:	
(A)	Loads rejected from the same or another fill operation accepted only if subsections (a)(1) through (a)(4) satisfied and the following information also obtained: i) information identifying the rejected load and the reasons it was rejected, including but not limited to a copy of the written notice; ii) information demonstrating that the load proposed for acceptance is the rejected load identified in this subsection; iii) information demonstrating that the reasons for rejection of the load have been addressed by measures including but not be limited to testing and retesting of soils or removal of nonconforming materials; and iv) for all soil, including soil mixed with CCDD, a certification meeting the requirements of subsection (a)(1) executed after correction of the reasons for load rejection. Subsection (a)(5)(A)(iv) does not apply if load rejection was due to the detection of non-CCDD or non-soil material, including but not limited to wood, glass, piping, vegetation, plastic, metal, electrical wiring, or concrete with protruding rebar	
(B)	Except as per subsection (a)(5)(A)(iv), information required under this subsection provided on forms and in a format prescribed by the Agency, and certified by the source site owner/operator, a PE, or a PG. (Loads accepted pursuant to this subsection (a)(5) are subject to all other requirements of Part 1100).	
(b)	Load checking program instituted to detect attempts to dispose of waste at the facility, consisting of the following components:	
1)	Routine inspections	
(A)	Facility inspector inspects every load using elevated structure, designated ground level, or other acceptable method in the permit; also uses a PID with a ≥ 10.6 eV lamp, a FID, or other approved monitoring devices to inspect each load, with any loads with any reading over background rejected, and any loads read over background by the Agency during an Agency inspection rejected	
(B)	If cameras or other devices are used in load inspections, their use should be announced on a sign near the facility entrance	
(2)	Random inspections	
(A)	Daily discharge inspection of at least one randomly selected load delivered to the facility each day, including visual inspection and instrument monitoring, with rejection of loads reading above background, including if read by the Agency during an inspection	
(B)	If cameras or other devices are used in load inspections, their use should be announced on a sign near the facility entrance	
(3)	Documentation of inspection results, including date and time of inspection, date the CCDD or soil was received, weight or volume of the CCDD or soil, name of the hauler, name of the hauling firm, VIN or license plate number, source site owner/operator, and location of the site of origin of CCDD or soil; results of routine inspections, including monitoring instruments used, whether load was accepted or rejected, and reason for rejection; results of random inspections including monitoring instruments used, whether load was accepted or rejected, and reason for the rejection; and the inspector's name	
(4)	Rejection of loads	
(A)	Loads rejected and driver presented with written notice of rejection including information required by §1100.205(B)(4)(A)(i-iv)	

(B)	Any material other than CCDD or uncontaminated soil remaining after load rejection cleaned up, transported, and properly disposed of	
(5)	Precautionary measures taken prior to accepting loads from persons/sources found/suspected to be sending/transporting material other than CCDD or uncontaminated soil to the facility	
(6)	If material other than CCDD or uncontaminated soil accepted or deposited at the facility removed and properly disposed of	V
(7)	All appropriate facility personnel properly trained in the identification of material that is not CCDD or uncontaminated soil	
(8)	All field measurement activities relative to equipment and instrument operation, calibration, and maintenance and data handling conducted in accordance with §1100.205(b)(8)(a)-(c)	
(c)	Documentation required by §1100.205 kept ≥3 years at the facility or in Agency-approved alternative location; documentation relating to an appeal, litigation or other disputed claim must be maintained ≥3 years after final disposition of the appeal/litigation/claim; documentation available for inspection and copying during normal business hours.	
(d)	Following activities done for painted CCDD to be accepted for use as fill material per §1100.212:	
(1)	Obtain PE or PG certification that the painted CCDD meets §1100.212; certification on forms and in format prescribed by the Agency; documentation required by §1100.212(c)(2) attached to the certification form	
(2)	Comply with the load checking requirements of subsection (b)	
(3)	Comply with the document retention requirements of subsection (c) for the PE/PG certification and attached documentation required by §1100.212(c)(2)	
1100.206	Salvaging	
(a)	Must not interfere with the fill operation, result in a violation of this Part, or delay construction of final cover	
(b)	Performed in a safe manner in compliance with the requirements of this Part	
(c)	Salvageable materials:	
(1)	If accumulated onsite by owner/operator, managed so as not to create a nuisance, harbor vectors, cause foul odors, or create an unsightly appearance; and	
(2)	Not accumulated >1 year unless a longer time is allowed under the Act or specified in the Agency permit	
1100.207	Boundary control	
(a)	Unauthorized vehicular access restricted	
(b)	Permanent sign posted at the entrance to the facility or each unit stating that only CCDD or uncontaminated soil is accepted for use as fill	
1100.208(b)	Closure	
(1)	All filled areas covered by ≥1 foot of uncontaminated soil to support vegetation within 30 days of the completion of filling or covered by a road or structure; final surface prevents or minimizes erosion	

(2)	Final slopes and contours constructed to complement and blend with the surrounding topography of the proposed final land use of the area; all drainage ways and swales constructed to safely pass the runoff from the 100-year, 24-hour precipitation event without scouring or erosion; final configuration of the facility constructed in a manner that minimizes erosion; and vegetation i) minimizes wind and water erosion, ii) is compatible with local climatic conditions, and iii) temporary erosion control measures undertaken while vegetation is being established	
1100.209	Postclosure maintenance conducted for ≥ 1 year after the Agency issues closure certificate unless a shorter time is specified in the Agency permit	
(a)	All equipment and structures not necessary for postclosure land use removed unless otherwise authorized by permit	
(b)	Maintenance and inspection of the final cover. 1) Quarterly inspection conducted of all surfaces during closure and ≥ 1 year after closure, 2) all rills, gullies, and crevices ≥ 6 inches filled and areas identified as particularly susceptible to erosion recontoured, all eroded and scoured drainage channels repaired and lined if necessary, 4) all holes and depressions created by settling filled and recontoured to prevent standing water, and 5) all reworked surfaces and areas with failed or eroded vegetation > 100 ft ² revegetated in accordance with approved closure plan	
1100.210	Operating record maintained and made available for inspection and copying by the Agency during normal business hours, including the following information: a) any information submitted to the Agency pursuant to Part 1100 including but not limited to copies of permits/applications and annual reports; and b) written procedures for load checking, load rejection notifications, and training required under §1100.205	
1100.211	Annual report containing all information required by §1100.211(a-f) submitted each calendar year by the date specified in the agency permit	
1100.212	Uncontaminated broken concrete without protruding metal bars, bricks, rock, stone, or reclaimed or other asphalt pavement that has been painted (painted CCDD) only used as fill if evaluated analytically under supervision of a PE or PG and all requirements of §1100.212(a-b) satisfied	
Part 1150 Procedures for Operation of the CCDD Fill Operation Fee System		
Part 1150 General Provisions		
Subpart A		
1150.110	All records retained by the site operator for 3 years and made available at the site during normal business hours for inspection and copying	
1150.115	Certifications	
(a)	All records, summaries or reports submitted to the Agency as required by this Part signed by a person responsible for preparing and reviewing those documents as part of his or her duties in the regular course of business	
(b)	§1150.115(b) certification language used	
Part 1150 Procedures for Maintaining Records		
Subpart B		
1150.200	Records	
(a)	Daily record kept of CCDD and uncontaminated soil accepted for use as fill material at the CCDD fill operation.	

	(b)	The following records prepared from the Daily Record: 1) Monthly Fill Record and 2) Quarterly Fill Summary	
	(c)	Monthly Fill Record, Quarterly Fill Summary, and fee payment submitted: 1) on the basis of tonnage when the operator has weighed the CCDD and uncontaminated soil received with a device certified under the Weights and Measures Act or 2) on the basis of cubic yardage when the measurement of the CCDD and the uncontaminated soil received is based on volume.	
	(d)	Monthly Fill Records and Quarterly Fill Summaries submitted on forms and in format prescribed and provided by the Agency.	
	(e)	Monthly Fill Record and Quarterly Fill Summary kept in accordance with §1150.110	
1150.205		Daily Fill Record	
	(a)	Daily Fill Records maintained on-site and include BOL number and site name	
	(b)	Following information recorded in the Daily Fill Record (in addition to any other information required by the Act and regulations) for each load of CCDD or uncontaminated soil accepted for use as fill: 1) date and day of the week the load was accepted and 2) the quantity, in tons weighed or cubic yards measured, of CCDD or uncontaminated soil accepted for use as fill	
1150.210		Monthly Fill Record	
	(a)	Monthly Fill Records maintained on-site and include 1) the BOL number, site name, and the calendar month for which the record applies and 2) the total quantity of CCDD and uncontaminated soil accepted for use as fill, in tons weighed or cubic yards measured, for each day of the calendar month	
	(b)	Monthly Fill Records for the preceding three calendar months submitted to the address in §1150.305 on or before the 15 th of April, July, October, and January	
	(c)	Monthly Fill Records submitted from permit issuance to termination, regardless of the amount of CCDD and uncontaminated soil accepted for use as fill	
1150.215		Quarterly Fill Summary	
	(a)	Quarterly Fill Summary maintained on-site and includes 1) the BOL number, site name, and calendar quarter for which the summary applies; 2) the total quantity of CCDD and uncontaminated soil accepted for use as fill, in tons weighed or cubic yards measured, for each month of the calendar quarter, the entire calendar quarter, and the calendar year-to-date; and 3) the fee rate applicable per Act §22.51b	
	(b)	Quarterly Fill Summary submitted to the address §1150.305 and received by the 15 th of April, July, October, and January each year, and covers the preceding three calendar months	
	(c)	Quarterly Fill Summary submitted from permit issuance to termination, regardless of the amount of CCDD and uncontaminated soil accepted for use as fill	

1150.220	Revised Monthly Fill Record and Quarterly Fill Summary completed and submitted (with any necessary additional fee) by the 7 th day following discovery of fee or volume errors in any records required by this Part, and adjustment shown on the next Quarterly Fill Summary if the revision results in an overpayment	
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Part 1150 Subpart C Procedures for Payment of Fees

1150.300	Quarterly submission of payment	
(a)	Payment of Act §22.51b fee made quarterly with submission of Quarterly Fill Summary and received by the 15 th of April, July, October, and January each year, covering the preceding three calendar months	
(b)	Payment calculated by multiplying the quantity (tons or cubic yards) of CCDD and uncontaminated soil accepted for use as fill, as reported on the Quarterly Fill Summary, times the applicable Act §22.51b rate	
1150.305	Payment made by check or money order payable to Illinois Environmental Protection Agency, or request to pay by EFT submitted, to the address at §1150.305	

Permit Requirements

Permit Number	Description of violation (condition # and/or page # of permit or approved application)	

Other Requirements

Apparent violation of: <input type="checkbox"/> PCB order <input type="checkbox"/> Circuit Court order Case Number ; Order entered on	NA	
Other		
812.101(a)	Failure to submit an application to operate a landfill	V
1100.600(c)	Accepted soil that exceeded standards found in Maximum Allowable Concentration table found in Subpart F	V

Notes

- Key to Status: V=Violated; C=Continuing violation from previous evaluation; V/C=Newly violated and continuing from previous evaluation; V/R=Violated and resolved during same inspection; R=Resolved violation; NA=Not applicable at the time of the inspection; NE=Not evaluated at the time of the inspection
- The provisions of §§21(o)-(p) and §55(k) of the Environmental Protection Act are enforceable either by administrative citation under §31.1 or by complaint under §31. Violations of the Electronic Products Recycling and Reuse Act are enforceable by administrative citation under §20(k) or referral to the Attorney General pursuant to §20(a).

3. This inspection was conducted in accordance with §§4(c)–4(d) of the Environmental Protection Act (415 ILCS 5/4(c) and (d)) and §20(a) of the Electronic Products Recycling and Reuse Act (415 ILCS 150/20(a)).

0894075963 – Kane County
Aurora/Heartland Recycling Aurora CCDD

NARRATIVE INSPECTION REPORT DOCUMENT

On April 4, 2017 Ms. Rebecca DeMay, Illinois Environmental Protection Agency (IEPA) Division of Land Pollution Control/Field Operations Section - Rockford Regional Office (DLPC/FOS - RRO), and I conducted a Clean Construction and Demolition Debris (CCDD) inspection of the Heartland Recycling Aurora CCDD facility. The Heartland facility is a former rock quarry that began operation in the 1940's. It is unclear when quarry operations were discontinued, but this site first came to the attention of the Illinois EPA in 1996. The facility address is given as 213 Mettel Road in Aurora, Illinois. Please refer to the attached aerial photograph which indicates the location of the facility.

As a result of the April 4, 2017 CCDD inspection, sample collection, and the resulting analytic data a number of violations of the Illinois Environmental Protection Act and Illinois Administrative Code Title 35 Part 1100 were observed and documented at the Heartland Recycling Aurora CCDD facility. Alleged violations of the Act include Sections: 21(a), 21(d)(1), 21(d)(2), 21(e), 21(p)(1), 21(p)(7), 22.51(a), 22.51(b)(3)(i), 22.51(b)(3)(ii), 22.51(g)(1), and 22.51(g)(2). Apparent violations of the Regulations, 35 Illinois Administrative Code include Sections: 812.101(a), 1100.201(a), 1100.201(b), 1100.201(d), 1100.201(e), 1100.205(b)(6), and 1100.600(c). CCDD inspections of the facility will continue on a regular basis in order to ensure future compliance of applicable requirements of the "Act" and the Illinois Pollution Control Board regulations. Please refer to the attached CCDD Checklist for more detailed information.

April 4, 2017 CCDD Inspection

The April 4, 2017 CCDD inspection of the Heartland Recycling facility took place between 1055 and 1220 hours. The temperature was approximately 50° Fahrenheit. Weather conditions were cloudy and overcast with a 10 – 20 mile per hour west northwest wind. Site soil conditions were wet and saturated due to recent heavy rainfall. Land usage around the facility is a mixture of commercial, residential, and retail properties.

Upon arriving at the facility, I met with and interviewed Mr. Joseph Volini at the Heartland Recycling office. Mr. Volini is listed as the primary contact at Heartland Recycling and responsible for maintaining the records pertaining to CCDD fill activities Heartland facility. At this point during the interview I apprised Mr. Volini of the reason for the inspection, and that a soil sample was going to be collected from the area of the site in which fill was most recently applied. I also informed Mr. Volini that we would collect enough volume of soil to split a sample with the facility for their own analysis. Mr. Volini declined to split a sample with us. At that point a Heartland employee took Ms. DeMay and I to the most recently filled area of the site.

Upon arriving at the active fill area Ms. DeMay and I screened approximately a half dozen locations within the fill material/soil with a Mini Rae photoionization detector (PID) in order to determine a likely sample collection location. None of the PID readings were above background, so a determination was made to collect a sample from a random location in the face of the fill area. There was a significant amount of CCDD material other than soil stockpiled upon the active fill area at the time of the inspection. Mr. Volini indicated that the Heartland facility is filling primarily with soil at this time as the asphalt and concrete being accepted are intended to be recycled or reused.

There were no incoming loads of CCDD material being accepted at the time of the inspection. I asked a Heartland employee whether the facility accepts fill on a daily basis. He indicated that CCDD material does not come in on a daily basis. The volume of incoming CCDD is dependent upon the amount of construction taking place in the surrounding area at any given time. Please refer to the attached site photographs taken during the April 4, 2017 CCDD inspection for a depiction of the site as it appeared at the time of the inspection.

Upon completion of the visual inspection of the fill area and the sample collection Ms. DeMay and I returned to the Heartland office so that I could review the facilities load checking records and to discuss whether or not CCDD Fee Forms had been submitted to the IEPA. Mr. Volini shared with me copies of the quarterly reports that had been submitted to IEPA Fiscal Services over the past year. During this time the load inspection records were reviewed as well. All of the documentation appeared in order. The annual facility map had not been submitted at the time of the inspection.

NRR NARRATIVE

Ms. Rebecca DeMay completed a Nonfinancial Record Review (NRR) to evaluate data from samples that were collected on April 4, 2017 at the Heartland facility. The scope of this review is limited to a comparison of the Illinois EPA sampling results with requirements specified in the Illinois Environmental Protection Act and 35 Illinois Administrative Code Part 1100, in addition to applicable sections of the Illinois EPA issued permit(s). Results from samples analyzed by the Illinois EPA are included in an attachment. A copy of the Agency's Chain of Custody document for this sampling event is enclosed as well.

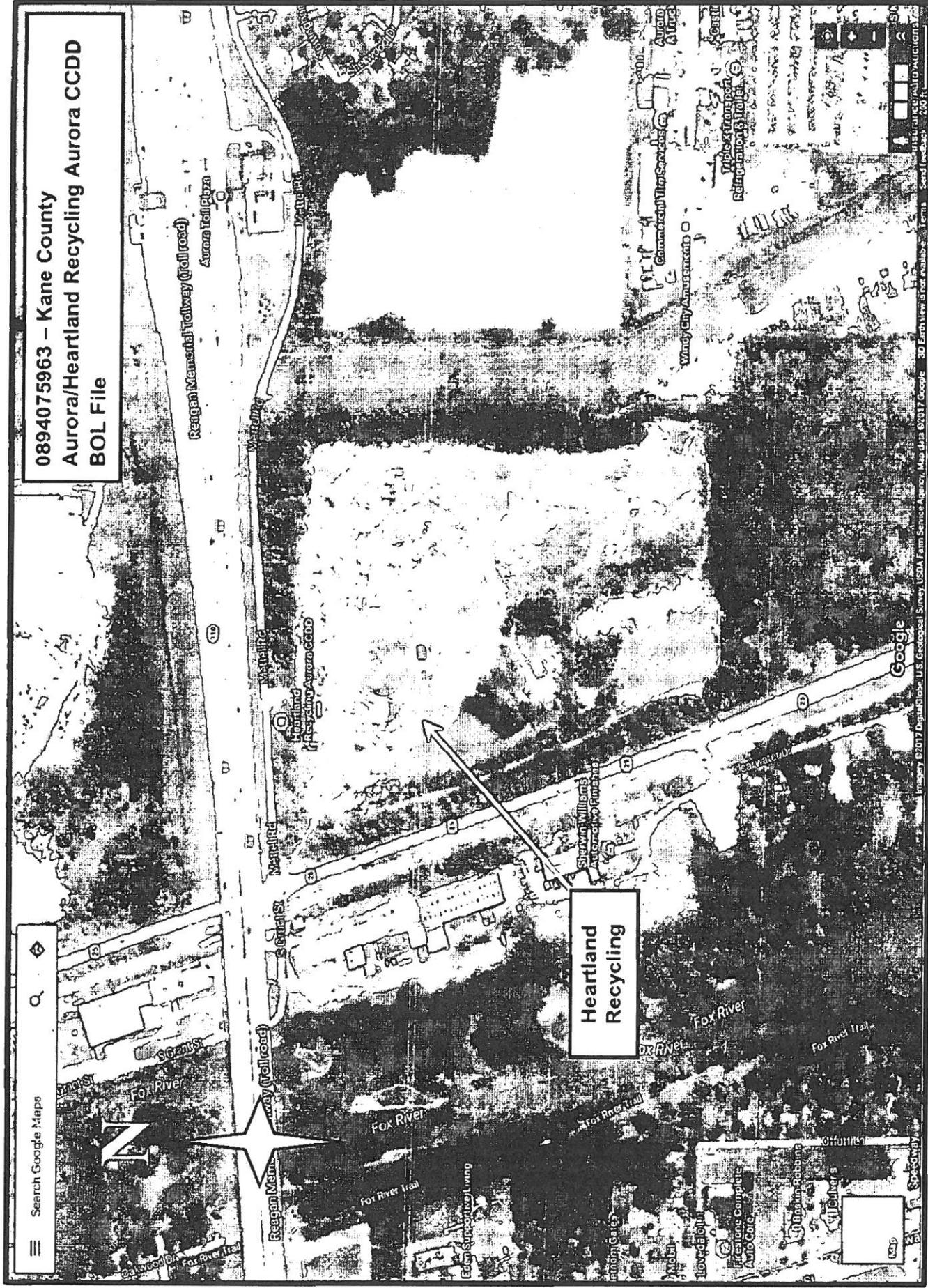
Ms. DeMay compared the reported data to a list of maximum allowable concentrations of chemical constituents (35 Ill. Adm. Code 1100 Subpart F). Table A contains the parameters found to exceed the standards in the MAC Table.

0894075963 - Kane County
Aurora/Heartland Recycling Aurora CCDD
BOL File

Search Google Maps

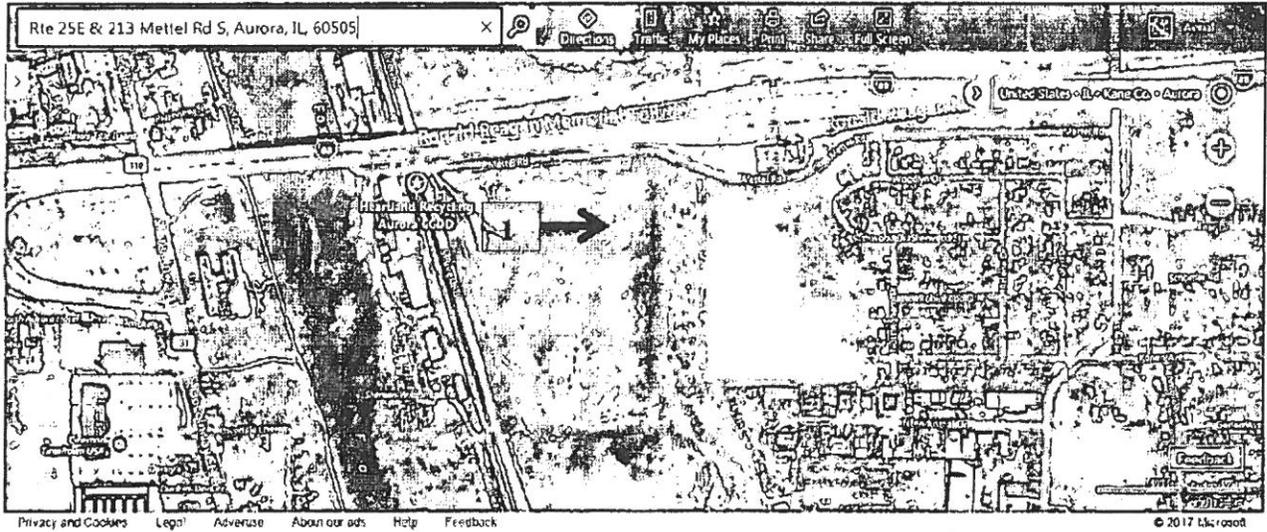


Heartland
Recycling



STATE OF ILLINOIS
ENVIRONMENTAL PROTECTION AGENCY

SITE SKETCH



0894075963 – Heartland Recycling CCDD
CCDD Sampling Inspection
Date: 4-4-2017

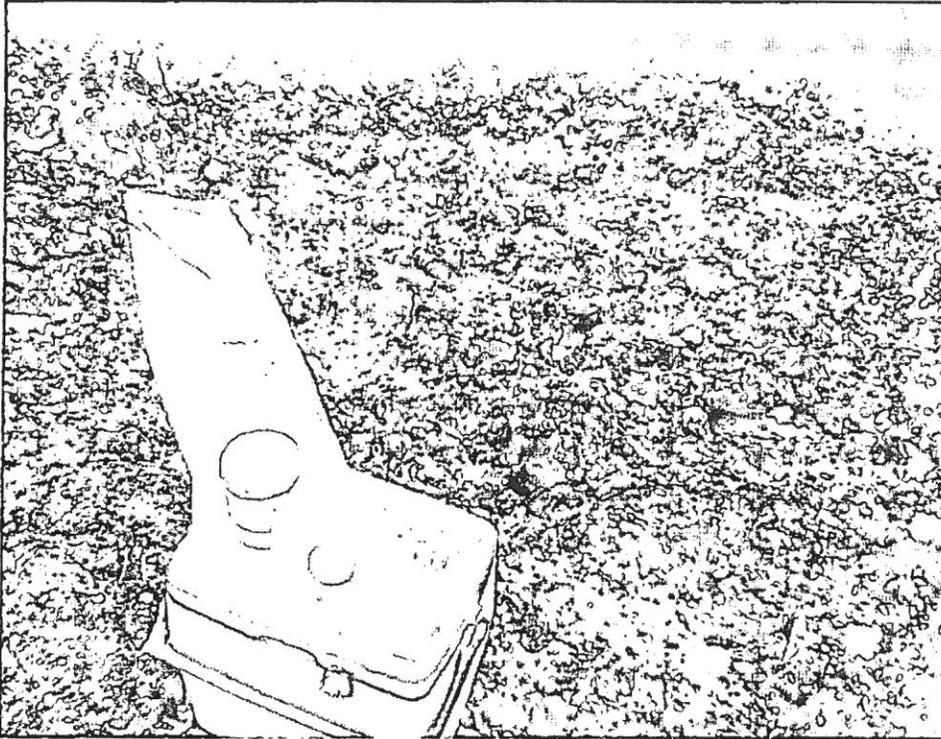
→ Position of Sample Photograph

source: www.bing.com/maps



DIGITAL PHOTOGRAPHS

File Names: 0894075963~04042017-[#].jpg

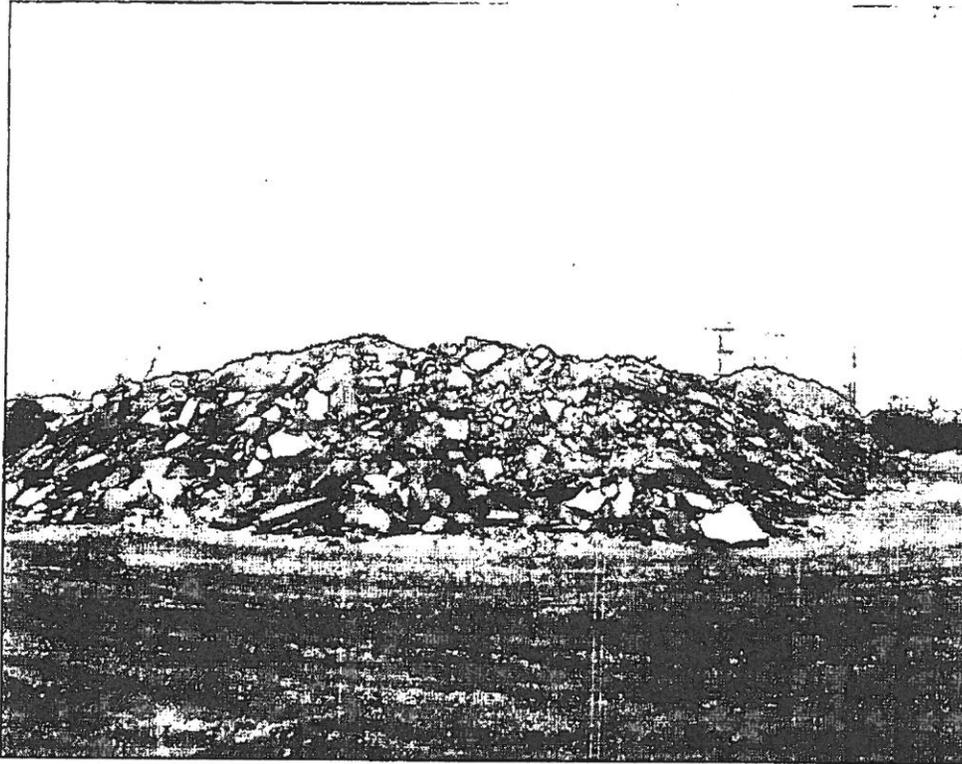


Date: 4-4-2017
Time: 11:49
Direction: east
Photo by: R. DeMay
Photo #: 001
Comments: X101-38

NO PHOTO



DIGITAL PHOTOGRAPHS



Date: 04/04/2017
Time: 1127
Direction: E
Photo by: Mark Weber
Exposure #: 1
Comments: Reclaimed asphalt stockpiled atop the fill area. The site manager indicated Heartland is currently only filling with soil. The concrete and asphalt are being recycled.

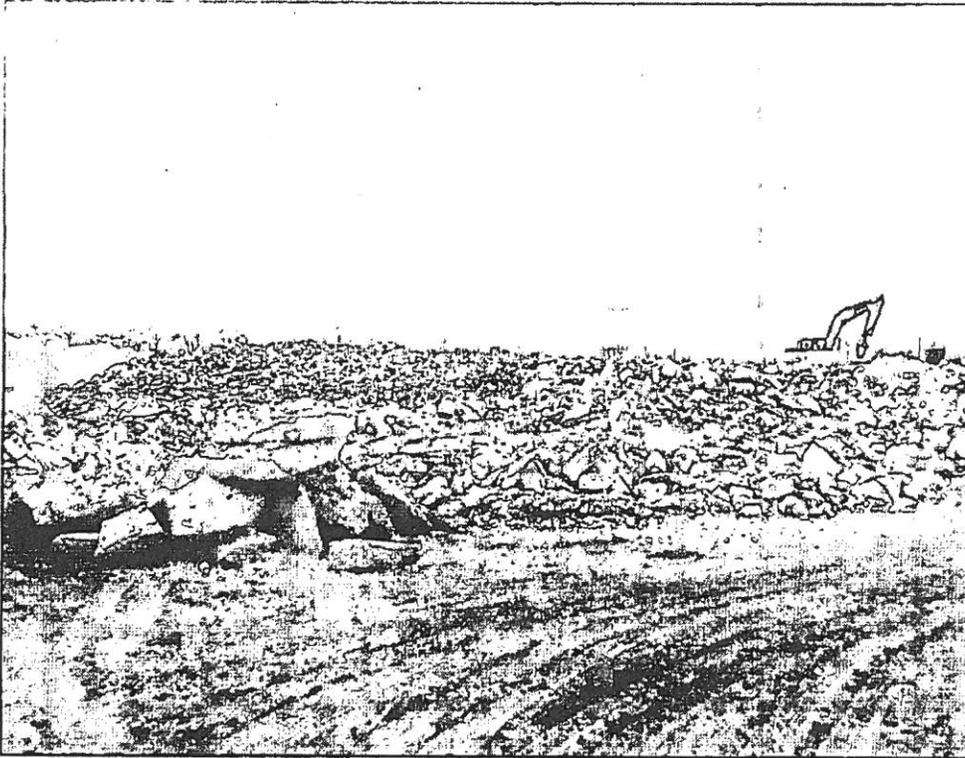


Date: 04/04/2017
Time: 1127
Direction: NW
Photo by: Mark Weber
Exposure #: 2
Comments: Approach to the active fill area locking back along access route.

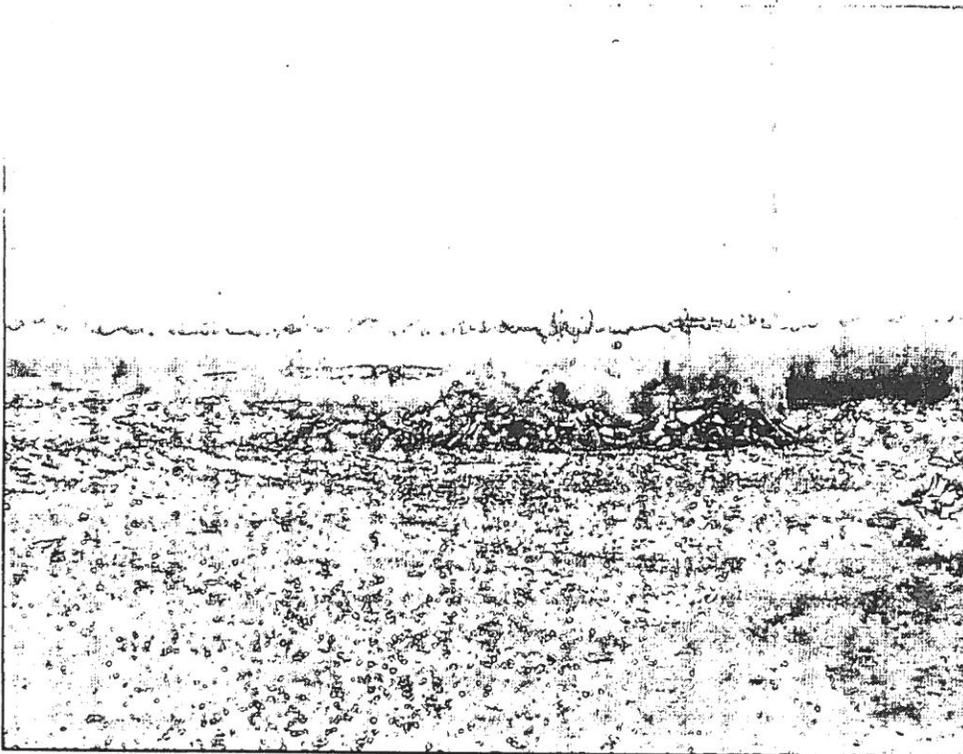
File Names: 0894075963~04042017-[Exp. #].jpg



DIGITAL PHOTOGRAPHS



Date: 04/04/2017
Time: 1127
Direction: W
Photo by: Mark Weber
Exposure #: 3
Comments: Broken concrete stockpiled atop the fill area.



Date: 04/04/2017
Time: NW
Direction: 1127
Photo by: Mark Weber
Exposure #: 4
Comments: More reclaimed asphalt stockpiled atop the fill area.

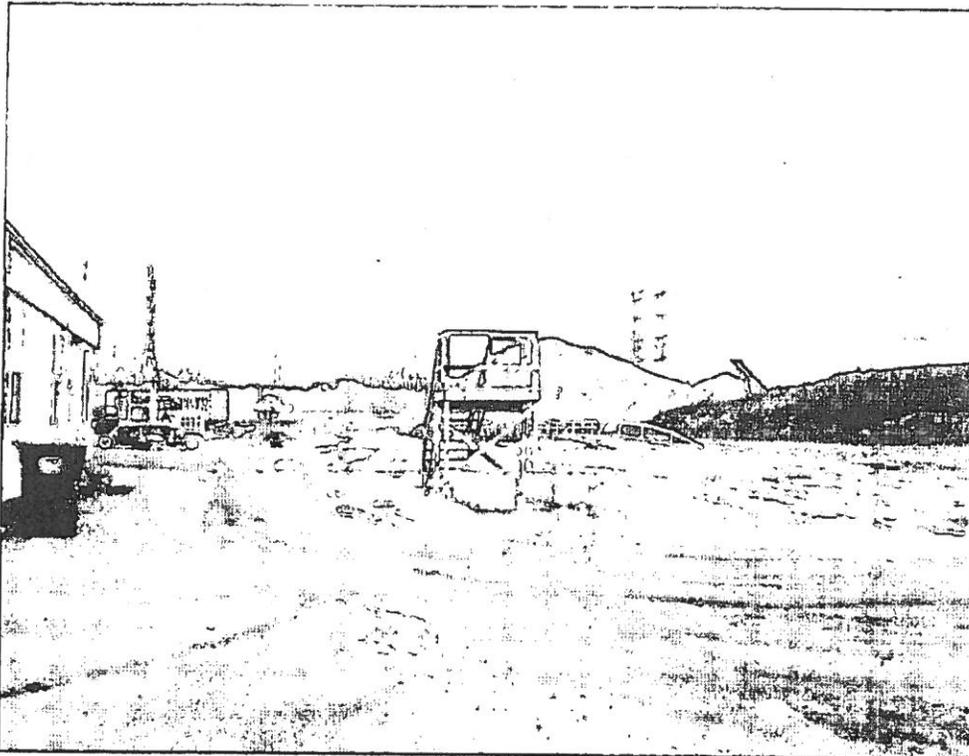
File Names: 0894075963~04042017-[Exp. #].jpg



DIGITAL PHOTOGRAPHS



Date: 04/04/2017
Time: 1127
Direction: S
Photo by: Mark Weber
Exposure #: 5
Comments: Area of the Heartland facility where soil is currently being applied as fill. The soil sample was collected from this location.



Date: 04/04/2017
Time: 1216
Direction: E
Photo by: Mark Weber
Exposure #: 6
Comments: Load checking station at the Heartland facility.

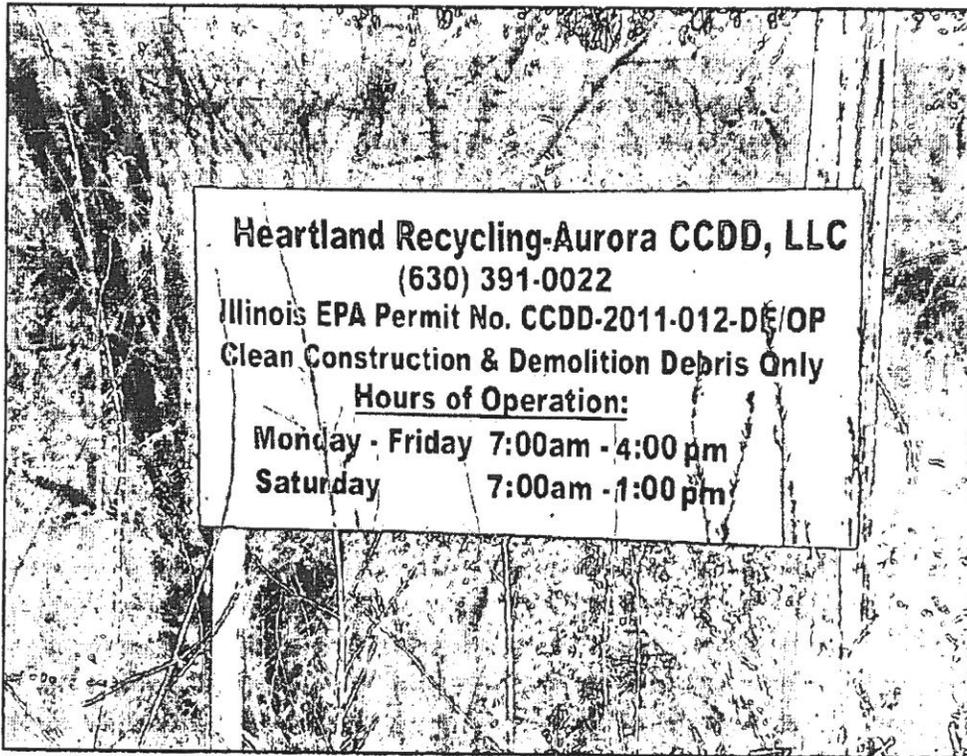
File Names: 0894075963~04042017-[Exp. #].jpg



DIGITAL PHOTOGRAPHS



Date: 04/04/2017
Time: 1216
Direction: N
Photo by: Mark Weber
Exposure #: 7
Comments: Steel cable is stretched and locked across both access points to the facility.



Date: 04/04/2017
Time: 1218
Direction: SE
Photo by: Mark Weber
Exposure #: 8
Comments: Signage is posted at both entrances to the facility.

File Names: 0894075963-04042017-|Exp. #|.jpg

TABLE A

ANALYTICAL RESULTS SOIL SAMPLE ID#: X101-38 (Heartland Recycling)

Chemical Constituent	Maximum Allowable Concentration mg/kg	Sample Results mg/kg
Iron: within a MSA county	15,900 ^e	19,600
Selenium	1.3	3.46

KEY

Bold Print Identifies Exceedance

ND – Not Detected

NA – Not Analyzed

- * - Maximum Allowable Concentrations of Chemical Constituents in Uncontaminated Soil Used as Fill Material at Regulated Fill Operations (35 Ill. Adm. Code 1100 Subpart F).

- e - Value is the location-specific allowable concentration based upon TACO-defined background values for inorganic chemicals (35 IAC 742. Appendix A, Table G). The location of the fill site determines the allowable concentration. Two background locations are defined; one for counties that are designated as Metropolitan Statistical Areas (MSA) (see Board Note, 35 IAC 742. Appendix A, Table G), the other for counties designated as non-MSA.

- f - Value is the location specific allowable concentration based up TACO-defined background values for poly nuclear aromatic hydrocarbon chemicals (35 IAC 742. Appendix A, Table H). The location of the fill site determines the allowable concentration. Three background locations are defined; one for areas within the corporate limits of the City of Chicago, another for populated areas (defined at 35 IAC 742.3200) in counties that are designated as Metropolitan Statistical Areas (MSA)(see Board Note, 35 IAC 742. Appendix A, Table G) excluding the City of Chicago and the third for populated areas within non-MSA counties. No background concentrations have been defined for locations outside of populated areas; therefore, the maximum allowable concentrations in these locations are determined using 35 IAC 1100 Subpart F.

- g - Value is the lowest TACO Soil Remediation Objective by the ingestion or inhalation routes of exposure for the Residential and Construction Worker receptors (35 IAC 742. Appendix B, Tables A and B). When applicable, definitions for “MSA” and “populated area” are presented in 35 ILA 742. Appendix A, Table H and 35 IAC 742.200, respectively.

- j – This chemical is of no concern for soil ingestion and no data are available to assess other routes of exposure. There is no concentration limit established for this constituent.

IEPA SAMPLE DATA



Illinois Environmental Protection Agency Laboratory

825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: **HEARTLAND RECYCLING AURORA CCDD**

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: **X101-38** Lab Sample ID: **17D0148-01**

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Pesticides by ECD

Method: 8081 Prepared: 04/06/17 15:30

Units: ug/kg dry Analyzed: 04/19/17 13:40

<u>Analyte</u>	<u>Result</u>	<u>Qualifier</u>	<u>Reporting Limit</u>	<u>Regulatory Level</u>
Acetochlor *	ND	Y	32	
Alachlor *	ND	Y	13	
Aldrin	ND	Y	6.4	
alpha-BHC	ND	Y	6.4	
alpha-Chlordane	ND	Y	13	
Atrazine *	ND	Y	64	
Captan *	ND	Y	13	
Cyanazine *	ND	Y	32	
Dieldrin	ND	Y	6.4	
Endrin	ND	Y	6.4	
gamma-BHC	ND	Y	6.4	
gamma-Chlordane	ND	Y	13	
Heptachlor	ND	Y	6.4	
Heptachlor epoxide	ND	Y	6.4	
Hexachlorobenzene *	ND	Y	6.4	
Methoxychlor	ND	Y	32	
Metolachlor *	ND	Y	100	
Metribuzin *	ND	Y	13	
p,p'-DDD	ND	Y	6.4	
p,p'-DDE	ND	Y	6.4	
p,p'-DDT	ND	Y	6.4	
Pendimethalin *	ND	Y	13	
Toxaphene	ND	Y	130	
Trifluralin *	ND	Y	13	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety. Test results meet all requirements of NELAP (accredited by Florida DDB #E37643). If you have any questions about this report, please contact Tom Weiss, Laboratory Manager, at 217.782.9780.

Reported:
05/11/17 12:44
Page 1 of 12



Illinois Environmental Protection Agency Laboratory

825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Volatiles Organic Compounds by Purge and Trap GC/MS

Method: 8260 Prepared: 04/06/17 08:40

Units: ug/kg dry Analyzed: 04/07/17 18:27

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
1,1,1,2-Tetrachloroethane	ND	Y	2.1	
1,1,1-Trichloroethane	ND	Y	2.1	
1,1,2,2-Tetrachloroethane	ND	Y	2.1	
1,1,2-Trichloroethane	ND	Y	2.1	
1,1-Dichloroethane	ND	Y	2.1	
1,1-Dichloroethene	ND	Y	2.1	
1,1-Dichloropropene	ND	Y	2.1	
1,2,3-Trichloropropane	ND	Y	2.1	
1,2-Dibromoethane	ND	Y	2.1	
1,2-Dichloroethane	ND	Y	2.1	
1,2-Dichloropropane	2.9	V, Y	2.1	
1,3-Dichloropropane	ND	Y	2.1	
2,2-Dichloropropane	ND	Y	2.1	
2-Butanone (MEK)	ND	Y	11	
2-Hexanone (MBK)	ND	Y	2.1	
4-Methyl-2-pentanone (MIBK)	ND	Y	2.1	
Acetone	ND	Y	11	
Benzene	ND	Y	2.1	
Bromobenzene	ND	Y	2.1	
Bromochloromethane	ND	Y	2.1	
Bromodichloromethane	ND	Y	2.1	
Bromoform	ND	Y	2.1	
Bromomethane	ND	Y	2.1	
Carbon disulfide	ND	Y	2.1	

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Reported:
05/11/17 12:44
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Illinois Environmental Protection Agency Laboratory

825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

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Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Volatiles Organic Compounds by Purge and Trap GC/MS

Method: 8260 Prepared: 04/06/17 08:40

Units: ug/kg dry Analyzed: 04/07/17 18:27

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
Carbon tetrachloride	ND	Y	2.1	
Chlorobenzene	ND	Y	2.1	
Chloroethane	ND	Y	2.1	
Chloroform	ND	Y	2.1	
Chloromethane	ND	Y	2.1	
cis-1,2-Dichloroethene	ND	Y	2.1	
cis-1,3-Dichloropropene	ND	Y	2.1	
Dibromochloromethane	ND	Y	2.1	
Dibromomethane	ND	Y	2.1	
Ethylbenzene	ND	Y	2.1	
Isopropylbenzene	ND	Y	2.1	
Methyl tert-butyl ether	ND	Y	2.1	
Methylene chloride	ND	Y	5.3	
Styrene	ND	Y	2.1	
Tetrachloroethene	ND	Y	2.1	
Toluene	ND	Y	2.1	
trans-1,2-Dichloroethene	ND	Y	2.1	
trans-1,3-Dichloropropene	ND	Y	2.1	
Trichloroethene	ND	Y	2.1	
Trichlorofluoromethane	ND	Y	2.1	
Vinyl chloride	ND	Y	2.1	
Xylenes, total	ND	Y	2.1	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety. Test results meet all requirements of NELAP (accredited by Florida DOH #E37645). If you have any questions about this report, please contact Tim Weiss, Laboratory Manager, at 217.782.9780.

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825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD
 Project/Facility Number: 0894075963 Date Received: 04/05/17
 Funding Code: LP5291D4 Visit Number:
 Trip ID: Temperature C: 8.00
 Client Sample ID: X101-38 Lab Sample ID: 17D0148-01
 Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40
 Sample Type: Sample Depth: Total Depth: 0

Semivolatiles by GC/MS

Method: 8270 Prepared: 04/06/17 11:37
 Units: ug/kg dry Analyzed: 04/11/17 20:03

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
1,2,4,5-Tetrachlorobenzene	ND	Y	64	
1,2,4-Trichlorobenzene	ND	Y	64	
1,2-Dichlorobenzene	ND	Y	64	
1,2-Dinitrobenzene	ND	Y	64	
1,3-Dichlorobenzene	ND	Y	64	
1,3-Dinitrobenzene	ND	Y	64	
1,4-Dichlorobenzene	ND	Y	64	
1,4-Dinitrobenzene	ND	Y	64	
1-Chloronaphthalene	ND	Y	64	
1-Naphthylamine	ND	Y	64	
2,2-Oxybis(1-chloropropane)	ND	Y	64	
2,3,4,6-Tetrachlorophenol	ND	17, Y	64	
2,4,5-Trichlorophenol	ND	Y	64	
2,4,6-Trichlorophenol	ND	Y	64	
2,4-Dichlorophenol	ND	Y	64	
2,4-Dimethylphenol	ND	Y	64	
2,4-Dinitrophenol	ND	Y	64	
2,4-Dinitrotoluene	ND	Y	220	
2,6-Dichlorophenol	ND	Y	64	
2,6-Dinitrotoluene	ND	Y	64	
2-Chloronaphthalene	ND	Y	64	
2-Chlorophenol	ND	Y	64	
2-Methylnaphthalene	ND	Y	64	
2-Methylphenol	ND	Y	64	

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825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Semivolatiles by GC/MS

Method: 8270 Prepared: 04/06/17 11:37

Units: ug/kg dry Analyzed: 04/11/17 20:03

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
2-Naphthylamine	ND	Y	64	
2-Nitroaniline	ND	Y	64	
2-Nitrophenol	ND	J7, Y	64	
2-Picoline	ND	Y	64	
3,3-Dichlorobenzidine	ND	Y	64	
3-Nitroaniline	ND	Y	64	
4,6-Dinitro-2-methylphenol	ND	Y	420	
4-Bromophenyl phenyl ether	ND	Y	64	
4-Chloro-3-methylphenol	ND	Y	64	
4-Chloroaniline	ND	Y	64	
4-Chlorophenyl phenyl ether	ND	Y	64	
4-Methylphenol	ND	Y	64	
4-Nitroaniline	ND	Y	64	
4-Nitrobiphenyl	ND	Y	64	
4-Nitrophenol	ND	Y	64	
5-Nitroacenaphthene	ND	Y	64	
7,12-Dimethylbenzo(a)anthracene	ND	Y	64	
Acenaphthene	ND	Y	64	
Acenaphthylene	ND	Y	64	
Acetophenone	ND	Y	64	
Anthracene	ND	Y	64	
Azobenzene	ND	Y	64	
Benzo(a)anthracene	ND	Y	64	
Benzo(a)pyrene	71	Y	64	

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LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD
 Project/Facility Number: 0894075963 Date Received: 04/05/17
 Funding Code: LP529104 Visit Number:
 Trip ID: Temperature C: 8.00
 Client Sample ID: X101-38 Lab Sample ID: 17D0148-01
 Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40
 Sample Type: Sample Depth: Total Depth: 0

Semivolatiles by GC/MS

Method: 8270 Prepared: 04/06/17 11:37
 Units: ug/kg dry Analyzed: 04/11/17 20:03

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
Benzo(b)fluoranthene	100	Y	64	
Benzo(ghi)perylene	ND	Y	64	
Benzo(k)fluoranthene	ND	Y	64	
Bis(2-chloroethoxy)methane	ND	Y	64	
Bis(2-chloroethyl)ether	ND	Y	64	
Bis(2-ethylhexyl)phthalate	ND	Y	220	
Butyl benzyl phthalate	ND	Y	64	
Carbazole	ND	Y	64	
Chrysene	87	Y	64	
Dibenzo(a,h)anthracene	ND	Y	64	
Dibenzofuran	ND	Y	64	
Diethylphthalate	ND	Y	64	
Dimethylphthalate	ND	Y	64	
Di-n-butylphthalate	ND	Y	64	
Di-n-octylphthalate	ND	Y	64	
Diphenylamine	ND	Y	64	
Ethyl methanesulfonate	ND	Y	64	
Fluoranthene	170	Y	64	
Fluorene	ND	Y	64	
Hexachlorobenzene	ND	Y	64	
Hexachlorobutadiene	ND	Y	64	
Hexachlorocyclopentadiene	ND	Y	220	
Hexachloroethane	ND	Y	64	
Hexachloropropene	ND	Y	64	

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825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Semivolatiles by GC/MS

Method: 8270 Prepared: 04/06/17 11:37

Units: ug/kg dry Analyzed: 04/11/17 20:03

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
Indeno(1,2,3-cd)pyrene	ND	Y	64	
Isodrin	ND	Y	64	
Isophorone	ND	Y	64	
Isosafrole	ND	Y	64	
Mestranol	ND	Y	64	
Methyl methanesulfonate	ND	Y	64	
Naphthalene	ND	Y	64	
Nitrobenzene	ND	Y	64	
N-Nitrosodi-n-butylamine	ND	Y	64	
N-Nitrosodi-n-propylamine	ND	Y	64	
N-Nitrosopiperidine	ND	Y	64	
p-Dimethylaminoazobenzene	ND	Y	64	
Pentachlorobenzene	ND	Y	64	
Pentachloronitrobenzene	ND	Y	64	
Pentachlorophenol	ND	Y	640	
Phenacetin	ND	Y	64	
Phenanthrene	81	Y	64	
Phenol	ND	Y	64	
Pronamide	ND	Y	64	
Pyrene	130	Y	64	
Pyridine	ND	Y	64	
Safrole	ND	Y	64	

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LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDI/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Mercury by SW-846 Method 7471

Method: 7471 Prepared: 04/13/17 08:04

Units: mg/kg dry Analyzed: 04/14/17 12:27

<u>Analyte</u>	<u>Result</u>	<u>Qualifier</u>	<u>Reporting Limit</u>	<u>Regulatory Level</u>
Mercury	0.02		0.006	

Metals by EPA Method 6010 - ICP

Method: SW-846 6010 Prepared: 04/07/17 08:01

Units: mg/kg dry Analyzed: 04/19/17 11:12

<u>Analyte</u>	<u>Result</u>	<u>Qualifier</u>	<u>Reporting Limit</u>	<u>Regulatory Level</u>
Aluminum	16200		13.9	
Antimony	ND		2.79	
Arsenic	7.13		2.79	
Barium	76.4		0.70	
Beryllium	ND		0.14	
Boron	13.1	B1	6.96	
Cadmium	ND	B1	0.70	
Calcium	60500		418	
Chromium	19.9		0.70	
Cobalt	9.23		1.39	
Copper	19.5		1.39	
Iron	19600		1.39	
Lead	14.4		0.70	
Magnesium	30700		696	
Manganese	473		2.09	

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LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: X101-38 Lab Sample ID: 17D0148-01

Matrix: Soil Collected By: RDD/MW Date/Time Collected: 04/04/17 11:40

Sample Type: Sample Depth: Total Depth: 0

Metals by EPA Method 6010 - ICP

Method: SW-846 6010 Prepared: 04/07/17 08:01

Units: mg/kg dry Analyzed: 04/19/17 11:12

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
Nickel	22.2		0.70	
Potassium	2550		279	
Selenium	3.46	B2	2.79	
Silver	ND		0.70	
Sodium	468		279	
Strontium	34.3	B2	0.70	
Thallium	ND	B1	2.79	
Vanadium	31.8		0.70	
Zinc	49.2		6.96	

pH

Method: 9045D Prepared: 04/07/17 15:18

Units: PH Analyzed: 04/07/17 15:23

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
Laboratory pH	8.7	Q	0.1	

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LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: TRIP BLANK Lab Sample ID: 17D0148-02

Matrix: Water Collected By: Date/Time Collected: 04/04/17 0:00

Sample Type: Sample Depth: Total Depth:

Volatiles Organic Compounds by Purge and Trap GC/MS

Method: 8260 Prepared: 04/13/17 09:00

Units: ug/L Analyzed: 04/13/17 11:30

Analyte	Result	Qualifier	Reporting Limit	Regulatory Level
1,1,1,2-Tetrachloroethane	ND	Y	2.0	
1,1,1-Trichloroethane	ND	Y	2.0	
1,1,2,2-Tetrachloroethane	ND	Y	2.0	
1,1,2-Trichloroethane	ND	Y	2.0	
1,1-Dichloroethane	ND	Y	2.0	
1,1-Dichloroethene	ND	Y	2.0	
1,1-Dichloropropene	ND	Y	2.0	
1,2,3-Trichloropropane	ND	Y	2.0	
1,2-Dibromoethane	ND	Y	2.0	
1,2-Dichloroethane	ND	Y	2.0	
1,2-Dichloropropane	ND	Y	2.0	
1,3-Dichloropropane	ND	Y	2.0	
2,2-Dichloropropane	ND	Y	2.0	
2-Butanone (MEK)	ND	Y	10	
2-Hexanone (MBK)	ND	Y	2.0	
4-Methyl-2-pentanone (MIBK)	ND	Y	2.0	
Acetone	ND	Y	10	
Benzene	ND	Y	2.0	
Bromobenzene	ND	Y	2.0	
Bromochloromethane	ND	Y	2.0	
Bromodichloromethane	ND	Y	2.0	
Bromoform	ND	Y	2.0	
Bromomethane	ND	Y	2.0	
Carbon disulfide	ND	Y	2.0	

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825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name: HEARTLAND RECYCLING AURORA CCDD

Project/Facility Number: 0894075963 Date Received: 04/05/17

Funding Code: LP529D4 Visit Number:

Trip ID: Temperature C: 8.00

Client Sample ID: TRIP BLANK Lab Sample ID: 17D0148-02

Matrix: Water Collected By: Date/Time Collected: 04/04/17 0:00

Sample Type: Sample Depth: Total Depth:

Volatiles Organic Compounds by Purge and Trap GC/MS

Method: 8260 Prepared: 04/13/17 09:00

Units: ug/L Analyzed: 04/13/17 11:30

<u>Analyte</u>	<u>Result</u>	<u>Qualifier</u>	<u>Reporting Limit</u>	<u>Regulatory Level</u>
Carbon tetrachloride	ND	Y	2.0	
Chlorobenzene	ND	Y	2.0	
Chloroethane	ND	Y	2.0	
Chloroform	ND	Y	2.0	
Chloromethane	ND	Y	2.0	
cis-1,2-Dichloroethene	ND	Y	2.0	
cis-1,3-Dichloropropene	ND	Y	2.0	
Dibromochloromethane	ND	Y	2.0	
Dibromomethane	ND	Y	2.0	
Ethylbenzene	ND	Y	2.0	
Isopropylbenzene	ND	Y	2.0	
Methyl tert-butyl ether	ND	Y	2.0	
Methylene chloride	ND	Y	5.0	
Styrene	ND	Y	2.0	
Tetrachloroethene	ND	Y	2.0	
Toluene	ND	Y	2.0	
trans-1,2-Dichloroethene	ND	Y	2.0	
trans-1,3-Dichloropropene	ND	Y	2.0	
Trichloroethene	ND	Y	2.0	
Trichlorofluoromethane	ND	Y	2.0	
Vinyl chloride	ND	Y	2.0	
Xylenes, total	ND	Y	2.0	

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825 N. Rutledge Springfield, Illinois 62702 217.782.9780

LABORATORY RESULTS

Name:	HEARTLAND RECYCLING AURORA CCDD	Date Received:	04/05/17
Project/Facility Number:	0894075963	Visit Number:	
Funding Code:	LP529D4	Temperature C:	8.00
Trip ID:			

Notes and Definitions

- Y The laboratory analysis was performed on an unpreserved or improperly preserved sample.
- V Indicates the analyte was detected in both the sample and the associated method blank and was outside method blank acceptance criteria.
- Q Maximum holding time exceeded.
- J7 Blank spike failed low - possible low bias or false non-detect result.
- B2 The sample matrix caused possible effects on measurement. The result may be biased high.
- B1 The sample matrix caused possible effects on measurement. The result may be biased low.
- ND Analyte NOT DETECTED at or above the reporting limit
- Non-NELAP accredited

Method 8270: Tentatively Identified Compounds (TICs) were detected in the semi-volatile analysis of the sample 17D0148-01. Please contact the laboratory if additional information about the TICs is needed.

Method 8260: Tentatively Identified Compounds (TICs) were detected in the volatile analysis of the sample 17D0148-01. Please contact the laboratory if additional information about the TICs is needed.

Report Authorized by:

Tom Weiss
Laboratory Manager

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Jim Martin
1.10.18



History



In 1831, Captain Joseph Naper journeyed westward from Ohio and discovered the wooded banks of the winding DuPage River. He gathered together his family and a few other pioneer families and built a cabin and developed a saw mill and trading post. This marked the beginning of Naperville.

George Martin was the first man to use the land we now know as Centennial Beach. He originally started digging for limestone on the edge of town in 1833. Much of the limestone was used in building foundations around town and can still be seen throughout much of the architecture today.

In Naperville, the quarrying of stone was the chief industry. Steam pumps worked constantly to keep out pure spring water so the stone could be quarried the next day.

The site that is now known as Centennial Beach was quarried until 1913 when the water from natural springs from beneath the surface began leaking in.

In 1931, Naperville resident Judge Win Knoch proposed the purchase of the original Von Oven property in honor of the city's 100th birthday. The parcel included 45 acres and two abandoned quarries on the western edge of town. The name "Centennial Beach" seemed an appropriate acknowledgement of the fact that the land was gifted to the city for its centennial celebration.

During the height of the Great Depression in the 1930s, a permanent memorial committee was appointed to oversee the acquisition and development of the land. It consisted of

Chairman Judge Win Knoch, William R. Friedrich, E.J.T. Moyer, John W. Bauer, T.F. Boecher, ~~Se~~ and Dr. C.S. Whitehead. The committee and local citizens funded the purchase of the land that became Centennial Beach by each contributing \$500 for a total donation of \$16,500.

Development of the land parcel as a swimming facility began in 1932 with the assistance of the Works Progress Administration (WPA), which facilitated its construction. Centennial Beach was opened for public use later that same summer.

When the Beach first opened, Naperville residents enjoyed free admission. Many Beach goers also traveled from miles away, some by train, just to swim at the facility. Admission fees were 10 cents for children and 35 cents for adults; the fee increased to 50 cents on holidays. The first year the Beach was open, it brought in more than \$6000 in revenue.

In 1934, the Works Progress Administration (WPA) completed the bathhouse, built from limestone taken from the quarry at the facility's western edge.

The completed bathhouse had stone steps leading down to the swimming area. The shallow section included a sandy area and the deep section had three anchored rafts, a 12-foot diving tower, two spring boards and one lifeguard stand. The Beach's first water show, known as an Aquathon, was hosted to honor the completion of the bathhouse. The Aquathon showcased the talents of community members performing comedy water ballet, water skiing, synchronized swimming and more.

In 1969, the Naperville Park District, which was organized in 1966, assumed responsibility for Centennial Beach, taking it over from the City of Naperville. Years of use had led to the facility's deterioration, and at the time, the Park District considered plans to limit the Beach to the activities of boating and fishing.



In 1970, a "Save the Beach" committee comprised of 34 members of the community was divided into five subcommittees that evaluated the Beach and determined what could be done to restore it.

In December 1970, a report was presented to the Park Board, which ultimately decided that the Beach was worth saving. As a result of the findings, the deep end of the facility was drained for the first time in years and workers removed debris from the bottom. In the mid-to-late 70s, redevelopment work on Centennial Beach continued. In 1976, the diving area was renovated and in 1977 a new circulation and chlorination system was introduced.

In 1981, the Beach celebrated its 50th anniversary with a re-creation of the Aquathons of the 1950s. Also, a big rock, buried in 1931 as a time capsule was removed. Many of the items taken from the time capsule were virtually un-recognizable. The content included: a Naperville homecoming book from 1917, a centennial medal, a copy of the North Central College Bulletin and a letter from Judge Win Knoch, which was the most cherished of the artifacts.

In 1999, a Beach Steering Committee began to explore possible facility enhancements. Although few changes occurred at that time, the information gathered paved the way for

more than \$2 million in renovations made from 2002-2004. Improvements included new ~~ce~~concrete decks, a new circulation system and lighting, new staircases leading to the bathhouse and water play features.

Centennial Beach celebrated its 75th anniversary in 2006. Prior to filling the Beach for the season, the Park District hosted "Bottom of the Beach" tours that gave guests a unique perspective of the facility. The "Bottom-feeder Ball," a unique, semi-formal dinner event at the bottom of the Beach, raised money for the shallow-end slide installed in 2007. In early July, Centennial Beach hosted a free, day-long anniversary celebration that featured an Aquathon show, contests and entertainment.

In 2008, the Park District began exploring the feasibility of making significant enhancements to the facility. Assessing ADA accessibility and soliciting feedback from Beach patrons was an important part of the two-year planning process.

In 2010, the project plans were finalized and renovations began immediately after Labor Day. One of the top priorities was to preserve the historic bathhouse and much care was taken to ensure that its character remained intact. Enhancing the facility's safety and the overall experience through the addition of family locker rooms, a separate concessions building and many other improvements became part of the sweeping renovation plan.

As intricate and ever-changing as Centennial Beach's history is, there are several rich traditions that remain virtually unchanged over time.

At the core of what makes Centennial Beach unique is the lifeguarding staff. Each season, they undergo rigorous training in water safety and lifesaving skills. Each possesses certifications in first aid, CPR and SCUBA. This team's collective skills and knowledge are put to the test annually, and their achievements have been recognized through numerous awards.

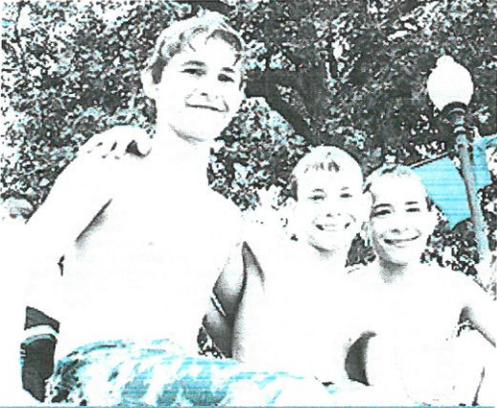


Each season's lifeguards develop a special bond. Up until the 2010-2011 renovations, each year, the guards would create their own special artwork or "graffiti" in the bathhouse to document memories of the summer.

The earliest graffiti dates back to 1967 and these designs became the legacy of each season. These mementos have been preserved through photography and displayed in the staff areas.

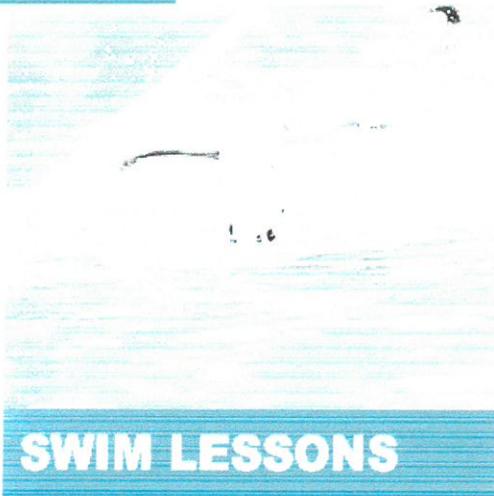
Organized in 1971, the Mudrats Swim Team calls Centennial Beach "home." This group of amateur swimmers, from ages 4-18, enjoys competing against the other Naperville Swim Conference teams each summer.

Historically, a visit to Centennial Beach has been more than just about swimming – it's a real social occasion. With the expanse of grass and beautiful shade trees, it's also a great place to enjoy a family picnic or a game of cards – something that the "Beach Bums" (a beloved group of longtime Beach guests) have been doing almost daily for many season.



(<http://www.centennialbeach.org/memberships>)

MEMBERSHIPS



SWIM LESSONS

(https://apm.activecommunities.com/napervilleparks/Activity_Search?txtActivitySearch=swim%20lessons&applyFiltersDefaultValue=true&cat=Activities)



(<http://www.centennialbeach.org/centennialgrill>)

CENTENNIAL GRILL



(<http://www.centennialbeach.org/rules>)

RULES

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500 Jackson Ave, Newport, RI 02880

Directions

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630.848.5092 info@napervilleparks.org (<mailto:info@napervilleparks.org>)

Centennial Beach is a Naperville Park District Facility (<http://www.napervilleparks.org>)

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COMMUNITY DEVELOPMENT DEPARTMENT

A D V I S O R Y R E P O R T

TO: Planning Commission
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: January 17, 2018
CASE FILE: 18-002 Zoning Ordinance Text Amendment—Signs

PROPOSAL

The proposed text amendment will repeal Chapter 14 *SIGNS* of the Village of Sugar Grove Zoning Ordinance and replace it with the proposed revised Chapter 14 *SIGNS*.

GENERAL INFORMATION

HEARING DATE: January 17, 2018
PROJECT NAME: Zoning Ordinance Text Amendment—Signs
PETITIONER: Village of Sugar Grove
ATTACHMENTS: Proposed Text Amendment
Sign Photos

BACKGROUND & HISTORY

In 2015, the U.S. Supreme Court handed down an opinion that changed the landscape of local sign regulations. The Court decided, after hearing the case of *Reed vs Town of Gilberts*, that local sign ordinances which regulate signs based on message content are in violation of the U.S. Constitution. Prior to *Reed*, the protection of speech, as it related to local sign ordinances, was limited to preventing local governments from banning disagreeable speech through sign ordinances. The majority opinion handed down in *Reed* greatly expanded that protection.

The sign at the center of the *Reed* case was a temporary directional sign. A local Church, which did not have a permanent home, relied upon the placement of temporary directional signs, each week, to inform members of the time and place of their worship service. The city held that the weekly placement of these signs violated the sign ordinance time limit provision for temporary direction signs. Because the sign ordinance allowed other similar temporary signs to be maintained for longer time periods, The Court found that this difference in treatment, based solely on message content, is an unfair suppression of free speech.

The Court majority opinion recognizes the importance of local sign regulations which regulated time, place, and manner of signage. The opinion also recognizes the difficulty of creating a sign ordinance which is completely content neutral. The opinion makes clear that any regulations which are not content neutral must be narrowly tailored to protect a specific public interest.

Since the current Village of Sugar Grove Sign Ordinance regulates signs based mostly on the content of their message, this text amendment is proposed to provide regulations which are not completely content neutral, but more content neutral than the current sign regulations.

The most profound differences between the regulatory content of the current sign ordinance and the proposed sign ordinance are as follow.

- The proposed sign ordinance relies mostly on sign type instead of message content to regulate signage.
- Temporary signs are not granted nonconforming status. All nonconforming temporary signs will be required to be code compliant within six (6) months of the passage of the proposed amendment.
- The proposed amendment requires a minimum post size for temporary commercial "real estate" signs and prohibits the use of rough cut plywood. The current ordinance provides no design requirements for "real estate" signs.
- The current ordinance requires that monument signs make full and continuous contact with the normal grade. The current ordinance does not require that monument signs be designed with a masonry base material. Landscape plantings around the base of the sign are not currently required. The proposed text amendment permits monument style signs with shrouded posts and a maximum open space of one (1) foot between the bottom of the sign and the natural grade. The proposed text amendment requires landscaping around the base of all monument signs. The proposed text amendment also requires the use of masonry materials for the base or supporting posts of all monument sign structures.
- The current sign ordinance prohibits pole signs as the primary identification sign on a lot nor does it require a minimum lot size or frontage for the installation of a ten (10) foot by twelve (12) foot monument style sign. Therefore, the current sign ordinance allows the same permanent freestanding sign on Sugar Grove Parkway and on Main Street. The proposed text amendment allows a pole sign to be installed as the primary signage for commercial lots that contain less than the requisite 150 feet of public street frontage for a monument sign. This will mostly apply to lots in the downtown core. The proposed ordinance will allow for a more fitting five (5) foot tall pole sign on these commercial lots.
- The proposed text amendment provides for a master sign plan. A master sign plan will be required for every new planned unit development and subdivision within the Village. This will be a way of insuring unified sign standards within planned unit developments after the developer has turned over control to individual owners and/or tenants.

EVALUATION

The Village of Sugar Grove Zoning Ordinance provides the following standards for determining the appropriateness of a text amendment:

1. The amendment promotes the public health, safety, comfort, convenience and general welfare of the village, and complies with the policies and comprehensive land use plan and other official plans of the village.
 - *During the Comprehensive Planning Process, "Preserve Rural Character" was one of the three (3) most important issues identified. If implemented, this ordinance will balance the need for signage with the desire to maintain the rural character of the village.*
2. The trend of development in the area of the subject property is consistent with the amendment.
 - *The current trend in commercial development is the impetuous for this ordinance. Commercial signage is important for the business community in establishing their presence in the Village; however, unrestricted, signage can have a very negative impact on the overall character of the village. This text amendment is intended to create a balance between the need for commercial signage, and the right of citizens to express themselves with the need to preserve Village safety and same town atmosphere.*
3. The requested zoning permits uses which are more suitable than the uses permitted under the existing zoning classification.
 - *N/A*
4. The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.
 - *The purpose of this amendment is to balance the need for signage with the prevention of sign pollution. If implemented, this amendment will prevent the unsafe conditions that excessive, poorly designed signage creates. By guiding the design, installation, and maintenance of signage, the character of the village shall be preserved.*

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has not received inquiries nor comments regarding this petition.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve Petition #18-002 Amendment to the Village of Sugar Grove Zoning Ordinance—Signs.

SAMPLE MOTION

Based on the finding of fact, I move that the Planning Commission recommend to the Village Board approval of Petition #18-002 amending Title 11 Zoning Regulations to repeal and replace Chapter 14 *Signs* and to modify Chapter 3 *Rules and Definitions*.

Chapter 14

Signs

11-14-1 PURPOSE:

It is the purpose of this Chapter to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. These regulations are established to govern the design, installation, and maintenance of signs in order to protect the public safety of Village residents, business owners, and visitors while preserving the small town atmosphere of the Village. These sign regulations are not intended to censor speech or to regulate viewpoints, but to minimize adverse effects of signage. These regulations are established for the following specific and additional purposes:

- Protect the first amendment rights of all citizens, merchants, property owners, and guests by establishing uniform and content-neutral sign standards.
- Protect the positive, small town image of the Village by creating consistency in design, size, location, and illumination of signage throughout the Village.
- Protect motorists and pedestrians from damage or bodily injury resulting from distracting and/or excessive signage.
- Protect the night sky and community residents from excessive glare by creating consistent sign illumination standards.
- To enhance the economy of the Village by establishing design and separation standards that encourage readable signs and avoids the “cancelling out” effect of conflicting adjacent signs.
- Reduce visual clutter along Village thoroughfares.

11-14-2 SCOPE AND INTERPRETATION

- A. This chapter regulates all signs and sign elements installed and maintained throughout the Village.
- B. The interpretation of this chapter is the responsibility of the Director of Community Development.
- C. A sign type which is not specifically listed shall be expressly prohibited.
- D. Where the regulations of this chapter are inconsistent with comparable provision of any other portion of this ordinance or any portion of the Municipal Code, the more restrictive provision shall control.
- E. If any provision herein is declared to be unenforceable or invalid, the remainder of this ordinance shall remain in full force and effect
- F. Notwithstanding anything in this chapter to the contrary, no sign or sign structure shall be subject to any limitation based upon the viewpoint of the message contained on such sign or displayed on such sign structure.
- G. Notwithstanding anything in this chapter to the contrary, it is the policy of the Village to regulate signs in a manner that does not favor commercial speech over noncommercial speech and does not regulate protected noncommercial speech by message content.

H. Notwithstanding anything contained in this chapter to the contrary, any sign erected pursuant to the provisions of this chapter may, at the option of the owner, contain a noncommercial message in lieu of a commercial message and the noncommercial copy may be substituted in whole or in part at any time in place of the commercial copy. The noncommercial message may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a noncommercial message or from one noncommercial message to another noncommercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this chapter.

11-14-3 GENERAL REQUIREMENTS

The provisions of this section shall apply to all signs whether permanent or temporary.

A. Permit required. Unless specifically excluded per this chapter, it shall be unlawful for any person to construct, install, or relocate any sign within the Village without first obtaining a building permit.

B. Obstruction. No sign shall be erected to block any access point required by the Village Building Code or Fire Protection District.

C. Measurements. All measured distances shall be to the nearest integer; if a fraction is less than one half (1/2), the integer below shall be taken. The area of a sign face shall be calculated by means of the smallest square, rectangle or conjoining combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display together with any material or color forming an integral part of the backdrop or of the structure against which it is placed. The surface area for signs with more than one face shall be computed by totaling together the area of all sign faces visible from any one point.

D. Height. Height of a freestanding sign shall be computed as the distance from the natural grade at the base of the sign to the highest point of the sign or any component part of the sign. Height of a wall sign shall be computed as the distance from the top of the highest sign component to the lowest sign component.

E. Setbacks. Notwithstanding anything contained in this chapter to the contrary, freestanding signs shall be setback at least five (5) feet from any lot line. No sign that exceeds thirty six (36) inches in height, whether temporary or permanent, shall encroach into the protected sight distance triangle regulated by section 11-4-11 of this title.

F. Illumination. The means of sign illumination shall be constant in intensity and color. External illumination shall be top mounted, fully shielded, and downcast. Up lighting is expressly prohibited. All illuminated signs shall have an external disconnect and be listed with the Underwriters Laboratories (UL).

G. Wind Pressure and Dead Load Requirements. All signs shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and shall be constructed to receive dead loads as required by the Village of Sugar Grove Building Code.

H. Glass. All glass shall be safety glass.

I. Design Standards. On zoning lots with multiple users, individual sign designs shall be carefully integrated with site and building design to create a unified appearance for the total property. Freestanding signs shall be constructed of materials and colors that match the principal building on the site. Channel letter sign raceways, end caps and returns shall be painted to match the wall onto which the sign is mounted. Internally illuminated freestanding signs shall have an opaque background with translucent lettering and/or logos.

J. Sign structures shall be sized in correct proportion to the sign face. No oversized sign structures shall be allowed. Sign structures shall be constructed of durable materials with a weather resistant finish. Visible rough cut plywood is expressly prohibited.

K. Location. Any sign installed or placed on public property shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the Village shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign. This provision shall not apply to signs located by a governmental body for the purpose of providing public information.

L. Transferability. Where number and size of sign is based on either building façade width or street frontage width, no number or square footage allowance shall be transferred from one building façade or street frontage to another.

11-14-4 EXEMPT SIGNS

The following signs are exempt from regulation under this Chapter.

A. Government signs.

B. Signs located entirely inside the premises of a building or enclosed space and not visible from the exterior of the building.

C. Signs protected by State Statute.

D. Traffic control devices and signs installed under the authority of federal, state, or local government.

11-14-5 MAINTENANCE AND REMOVAL REQUIRED

A. Maintenance. All signs shall be maintained in a clean, safe, neat, and orderly condition and in good working order, including all illumination sources. Signs shall be erected and maintained in compliance with the Village of Sugar Grove Building Code. No building permit is required for minor repairs such as, but not limited to, painting. A building permit is required for major repairs such as, but not limited to, rewiring. The determination of minor or major repair shall be at the discretion of the Director of Community Development.

B. Obsolete Sign Removal. Any obsolete sign shall be removed and all surfaces shall be restored to match the existing wall surface within thirty (30) days of the close of business. In the case of changeable panel signs, a blank panel shall replace the obsolete sign panel within thirty (30) days of the close of business. In the case of freestanding signs without changeable panels, the sign face shall be neatly covered with an appropriate material and secured to withstand weather within thirty (30) days of the close of business.

C. Nonconforming Temporary Sign Removal. Any sign not in full compliance with Section 11-14-7 shall be removed within six (6) months of the adoption of this chapter.

11-14-6 PERMITS

A. Permanent Signs

1. A sign permit application is required to be submitted and approved before the installation, erection, construction, major repair, alternation, or relocation of any permanent, non-exempt, sign. The permit fee for all permanent signs shall be set by separate resolution of the Village of Sugar Grove Board of Trustees from time to time.

2. A complete sign permit application shall contain the following:

- a. Name, address, telephone, and email of the applicant.
- b. Name, address, telephone, email, and Village of Sugar Grove contractor registration number of party responsible for work described.
- c. Written consent of the owner of the land on which the sign is to be located.
- d. A plat of survey, drawn to scale, showing the location of the buildings, structure, or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings, sidewalks, and thoroughfares.
- e. A plan, drawn to scale, indicating the size of the sign, sign support structure, materials, and method of attachment.
- f. Any other information deemed necessary by the Director of Community Development.

B. Temporary Signs

1. A sign permit application is required to be submitted and approved before the installation, erection, construction, or relocation of a temporary sign. The permit fees for all temporary signs shall be set by separate resolution of the Village of Sugar Grove Board of Trustees from time to time.

2. A complete sign permit application shall contain the following:

- a. Name, address, telephone, and email of the applicant.
- b. Name, address, telephone, email, and Village of Sugar Grove contractor registration number of party responsible for work described. (If applicable)
- c. Written consent of the owner of the land on which the sign is to be located.
- d. A plat of survey, drawn to scale, showing the location of the buildings, structure, or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings, sidewalks, and thoroughfares.
- e. A plan, drawn to scale, indicating the size of the sign, sign support structure, materials, and method of attachment.
- f. Dates that the sign(s) will be installed and a date certain that the sign(s) will be removed.
- g. Any other information deemed necessary by the Director of Community Development

11-14-7 TEMPORARY SIGNS

A. The type, location, size, and duration allowed for temporary signs is as follows.

1. Signs erected by the developer of a residentially zoned property or the builder of multiple parcels within a residential subdivision

a. On site signs. On site temporary signs identifying a residential development shall be installed in compliance with the following regulations.

1. Size. Temporary signs located along public roadways posted for speeds of 55 mph or greater shall not exceed one hundred (100) square feet nor ten (10) feet in structure height. Along public roadways posted for speeds of 40 mph up to 54 mph shall not exceed thirty-two (32) square feet not six (6) feet in height. Along public roadway posted for

speeds of up to 39 mph shall not exceed twelve (12) square feet nor four (4) feet in height.

2. Number. One (1) sign per public right of way frontage is allowed.

3. Illumination. This type of temporary sign shall not be illuminated.

4. Setback. This type of sign shall be located a distance at least equal to the height of the sign from the right of way. This type of sign shall be located outside of the site distance triangle as required by section 11-4-11 of this title.

5. Design. This type of sign shall be double pole style. This type of sign shall contain no visible rough cut plywood. Signs constructed of wood shall be maintained with a weather resistant finish and maintained free of peeling paint and rotted wood. Supporting posts shall have a minimum size of four (4) inches by four (4) inches square or four (4) inches diameter.

6. Duration. This type of sign and all component parts shall be removed entirely from the property at such time as ninety percent (90%) of the occupancy permits have been issued. This type of sign and all component parts shall be removed entirely from the property at such time that no building permits have been issued within the development for more than one (1) year.

b. Offsite signs. Off-site temporary signs identifying a residential development, applied for by the developer or builder of multiple residential parcels, may be installed, with written permission of the land owner on which the signs are located, in compliance with the following regulations.

1. Duration. This type of sign may be displayed for a period of up to twelve (12) months, renewable on a six (6) month basis thereafter. This type of sign and all component parts shall be removed entirely from the property at such time as ninety percent (90%) of the occupancy permits have been issued. This type of sign and all component parts shall be removed entirely from the property at such time that no building permits have been issued within the development for more than one (1) year.

2. Size. Temporary signs located along public roadways posted for speeds of 55 mph or greater shall not exceed one hundred (100) square feet nor ten (10) feet in structure height. Along public roadways posted

for speeds of 40mph up to 54 mph shall not exceed thirty-two (32) square feet not six (6) feet in height. Along public roadways posted for speeds of up to 39 mph shall not exceed twelve (12) square feet nor four (4) feet in height.

3. Illumination. This type of sign shall not be illuminated.

4. Location. This type of sign shall be located a distance at least equal to the height of the sign from the right of way. This type of sign shall be located outside of the site distance triangle as regulated by section 11-4-11 of this title.

5. Land Use. This type of sign shall only be located on undeveloped property.

6. Number. There is no limit to the number of this type of sign; however, these signs shall be separated by a distance of at least one thousand three hundred twenty feet (1,320'). This type of sign shall not be located within three hundred feet (300') of a residential structure or any other type of sign.

7. Design. This type of sign shall be double pole style. This type of sign shall contain no visible rough cut plywood. Signs constructed of wood shall be maintained with a weather resistant finish and maintained free of peeling paint and rotted wood. Supporting posts shall have a minimum size of four (4) inches by four (4) inches square or four (4) inches diameter.

2. Temporary signs erected prior to the occupancy of a commercial or industrial multi-lot development.

a. On site temporary signs of a commercial of industrial multi-lot development may be installed in compliance with the following regulations.

1. Size. This type of sign located along a public roadway posted for speeds of 55 mph or greater shall not exceed one hundred (100) square feet nor ten (10) feet in structure height. Along a public roadway posted for speeds of 40mph up to 54 mph shall not exceed thirty-two (32) square feet not six (6) feet in height. A public roadway posted for speeds

of up to 39 mph shall not exceed twelve (12) square feet nor four (4) feet in height.

2. Illumination. This type of temporary sign shall not be illuminated.

3. Location. This type of sign shall be located a distance at least equal to the height of the sign from the right of way. These signs shall be located outside of the site distance triangle as regulated by section 11-4-11 of this title.

4. Duration. This type of sign and all component parts shall be removed entirely from the property at such time as ninety percent (90%) of the occupancy permits have been issued.

5. Number. One (1) per public right of way frontage.

6. Design. This type of sign shall be double pole style. This type of sign shall contain no visible rough cut plywood. Signs constructed of wood shall be maintained with a weather resistant finish and maintained free of peeling paint and rotted wood. Supporting posts shall have a minimum size of four (4) inches by four (4) inches square or four (4) inches diameter.

3. Temporary signs erected prior to the occupancy of a commercial or industrial single lot.

a. On site temporary signs on a commercial or industrial single lot may be installed in compliance with the following regulations.

1. Size. This type of sign located along public roadways posted for speeds of 55 mph or greater shall not exceed sixty four (64) square feet nor ten (10) feet in structure height. Along public roadways posted for speeds of 40mph up to 54 mph shall not exceed thirty-two (32) square feet nor six (6) feet in height. Along public roadways posted for speeds of up to 39 mph shall not exceed twelve (12) square feet nor four (4) feet in height.

2. Number. One (1) sign per public right of way frontage.

3. Illumination. This type of sign shall not be illuminated.

4. Location. This type of sign shall be located a distance of at least 5 feet from any lot line. This type of sign shall be located outside of the site distance triangle as regulated by section 11-4-11 of this title.

5. Duration. This type of sign and all component parts shall be removed entirely from the property prior to issuance of an occupancy permit.

6. Design. This type of sign shall be double pole style. This type of sign shall contain no visible rough cut plywood. Signs constructed of wood shall be maintained with a weather resistant finish and maintained free of peeling paint and rotted wood. Supporting posts shall have a minimum size of four (4) inches by four (4) inches square or four (4) inches diameter.

B. Temporary signs erected after the occupancy of a commercial or industrial single lot may be installed in compliance with the following regulations.

a. Type. Allowable temporary sign types are limited to the following: double pole freestanding, banners, posters, and flags. No changeable copy is allowed.

b. Number. A total of four (4) temporary signs are permitted within any one (1) calendar year starting each January 1st.

c. Permits and Duration. No temporary sign shall be installed on a lot without a valid permit. Application for permit shall be made in compliance with section 11-14-6 of this title. Each temporary sign permit shall be valid for thirty (30) consecutive days. Said permits may run concurrently or consecutive with each other. Application for consecutive permits may be made at one time upon one application. If one application is made for multiple periods, all required permit fees must be paid at the time of issuance for all periods covered by said permit. As an example, a single application covering four (4) consecutive periods will be required to pay a total of four (4) permit fees upon issuance. In the event a user of a temporary sign continues to display said sign in excess of the time permitted or without a sign permit, any time period that said sign is displayed shall be deducted from the allowable time authorized by any subsequent permit. Permit fees shall be set by separate resolution of the Board of Trustees from time to time. Permit fees shall be waived for not-for-profit entities.

d. Size. Temporary signs are limited to thirty two square feet (32) and ten feet (10') in height.

e. Location. Temporary signs shall be located at least five feet (5') from any lot line. Temporary signs shall be located outside of the site distance triangle as regulated by section 11-4-11 of this title. Temporary signs may be placed on lots not owned by the sign owner; however, these signs may only be placed with permission of the land owner.

11-14-6 PROHIBITED SIGNS

The following signs are expressly prohibited.

- A. Billboard signs
- B. Signs containing elements that move, rotate, undulate, or emit light beams
- C. Sign components or building adornment with exposed light bulbs, neon lighting, flashing, blinking, or traveling lights with the exception of Seasonal Decorations as regulated by section 11-18-3 of this title.
- D. Signs mounted to the roof of a building and/or signs which extend above the roof line of the building or structure to which it is attached.
- E. Signs which constitute a hazard to public health or safety, as determined by the Director of Community Development.
- F. Signs displaying obscene, indecent or immoral matter, as determined by the Director of Community Development.
- G. Signs mounted on trailers or motor vehicles for which the primary use is to provide signage rather than the operation of personal or business transportation uses.
- H. Any sign, sign component or ornamentation located in the public right of way with the exception of traffic safety signs and equipment authorized by the Village.
- I. Signs which may be confused with traffic control signals or signs.
- J. Signs mounted to or painted directly on trees, rocks, fences, or similar structure.
- K. Balloons, streamers, inflatable devices, and pennants.
- L. Manual changeable message centers or reader boards with the exception of chalk boards on A-frame portable signs.
- M. Abandoned Signs.
- N. Sign Walkers.
- O. Box/Cabinet signs.

11-14-7 SIGNS ALLOWED WITHOUT A SIGN PERMIT

A. The following signs are permitted in all zoning districts without a sign permit. These signs shall not be included when calculating the total number of signs on a lot; however, they shall comply with the general requirements set forth in section 11-14-3.

1. Name and address plates which give only the name and address of the occupant of the building and which is not more than one (1) square foot in sign area.
2. Historic plaques no larger than five (5) square feet in sign area.
3. Signs erected by the Village or under the direction of the Village.

B. The following signs are permitted without a permit in all residential zoning districts.

1. Name and address plates for buildings containing more than two (2) dwelling units, provided that such signs shall not be more than three (3) square feet in area.
2. Sign located on a principal residential structure no more than one (sign of a maximum of one (1) square foot in area. Sign shall not be illuminated.
3. Freestanding signs located on a residential lot shall be allowed a cumulative maximum of eighteen (18) square feet in area and no single sign shall be larger than six (6) square feet in area.

C. The following signs are permitted without a permit in all commercial and industrial zoning districts.

1. Signs located on or above an entrance or exit to a building which are not more than fifteen square feet in area nor eighteen inches (18") in height.
2. Temporarily displayed window graphics which do not cover more than forty percent (40%) of the area of the window on which they are displayed. Said signs shall only be displayed from the interior of the building.
3. One (1) umbrella sign per table in an outside seating area is permitted. An umbrella sign shall not exceed eight (8) feet in height. An umbrella shall be mounted on or in the table or secured within an umbrella holder.
4. Parking signs located within a private parking lot.

11-14-8 PERMANENT BUILDING SIGNS PERMITTED

Table 14.1 Permanent Building Sign Types Permitted by Zoning District.

P = permitted; N = not permitted; SU = permitted by Special Use

District	Canopy	Awning	Projecting	Wall	Master Sign Plan	Wall Painted
A-1 Restricted Farming	P	P	P	P	P	SU
E-1 Estate Residential	N	N	N	P	N	N
R-1 Low Density Residential	N	N	N	P	N	N
R-2 Detached Residential	N	N	N	P	N	N

R-3 Medium Density Residential	N	N	N	P	P	N
SR Senior Residential	P	P	N	P	P	N
B-1 Community Shopping	P	P	P	P	P	SU
B-2 General Business	P	P	P	P	P	SU
B-3 Regional Business	P	P	P	P	P	SU
BP Business Park	P	P	N	P	P	SU
M-1 Limited Manufacturing	P	P	N	P	P	SU
I-1 Light Industrial	P	P	N	P	P	SU

Table 14.2 Permanent Freestanding Sign Types Permitted by Zoning District

P = permitted; N = not permitted; SU = permitted by Special Use

District	A-Frame	Monument	Pole	Development	Master Sign Plan	Electronic Message Center	Menu Board	Flagpole
A-1 Restricted Farming	P	P	P	N	P	N	N	P
E-1 Estate Residential	N	N	N	SU	N	N	N	P
R-1 Low Density Residential	N	N	N	SU	N	N	N	P
R-2 Detached Residential	N	N	N	SU	N	N	N	P
R-3 Medium Density Residential	N	N	N	SU	P	N	N	P
SR Senior Residential	N	P	P	SU	P	N	N	P
B-1 Community Shopping	P	P	P	SU	P	N	N	P
B-2 General Business	P	P	P	N	P	P	P	P
B-3 Regional Business	P	P	P	N	P	P	P	P
BP Business Park	P	P	P	N	P	P	P	P
M-1 Limited Manufacturing	P	P	P	N	P	N	N	P
I-1 Light Industrial	P	P	P	N	P	N	N	P

A. Sign Types. The following sign types shall be permitted as depicted in the above Table 14.1 and in accordance with the following.

1. Canopy sign. There are two types of canopy sign. An attached canopy sign is a sign mounted on a structural protective cover over an outdoor service area that is affixed or attached to a principal building. A freestanding canopy sign is defined as a sign mounted on a freestanding structural protective cover over an outdoor service area.

a. Number allowed. One (1) sign per each side of a canopy facing a street or parking lot. This type of sign shall be flush mounted and shall not project above or below the canopy structure.

b. Sign area allowed. Each freestanding or attached canopy sign is permitted a maximum square footage not to exceed ten percent (10%) of the surface area of the side of the canopy on which it is mounted.

2. Projecting sign. A projecting sign is a sign which is mounted to a building such that the sign message is perpendicular to the wall upon which it is mounted and projects beyond the plane of the wall.

a. Number. One (1) projecting sign is permitted per principal building.

b. Size. A projecting sign shall not exceed nine (9) square feet.

c. Location. A projecting sign shall not project more than three feet (3') from the wall surface and shall be located at least nine feet (9') above established grade.

d. Illumination. Projecting sign may be internally or externally illuminated. External illumination must be top mounted, fully shielded and directed downward.

3. Wall sign. A wall sign is defined as any sign mounted to, attached to, part of, or painted on the exterior wall of a building or structure.

a. Design. Wall signs shall be flush, individual letters, channel letters, or permanently displayed window signs. Box and cabinet signs are expressly prohibited. Wall painted signs may be allowed by approval of the Village Board.

b. Number. For single user buildings, two (2) wall signs are permitted per building façade. For multi-tenant buildings, each tenant is allowed one (1) wall sign.

c. Size. For single user buildings, the cumulative total of maximum wall sign area is one (1) square foot per one (1) linear foot of building façade width up to two hundred (200) square feet. For multi-tenant buildings, each tenant is allowed one (1) square foot of sign area per one (1) linear foot of tenant space width. Notwithstanding anything contained in this chapter to the contrary, a tenant occupying a corner space is permitted a wall sign, in compliance with the above requirements, on each building façade.

d. Computation. The area of a sign face shall be computed by means of the smallest square, rectangle, or conjoining combination therefore that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the backdrop or structure against which it is placed.

e. Location. Wall signs shall not extend more than eight inches (18") from the wall. Wall signs and all component parts shall not extend above the roof line. Wall signs shall be centered, as closely as possible, above the principal entrance to the building or tenant space or centered, as closely as possible, above the largest display window. Window signs together with temporary window signs shall not cover more than forty percent (40%) of the window on which they are displayed.

f. Illumination. Wall signs may be internally or externally illuminated. External illumination shall be top mounted, fully shielded, and directed downward. Where a building façade is located adjacent to or across a public right of way from property which is zoned exclusively for residential use, the wall sign(s) mounted on said facade shall not be illuminated.

4. Awning Sign. An awning sign is a sign mounted to or integrated into an awning. For the purposes of this chapter, an awning is a structure attached to the main entrance or windows of a building in order to provide protection from the elements.

a. Number. One (1) sign is permitted per awning.

b. Size. An awning sign shall not exceed ten percent (10%) of the awning surface area. If an awning sign exceeds this limit, then it is considered a wall sign and shall be regulated as such.

c. Illumination. An awning sign may be externally or internally illuminated. The source of external illumination shall be top mounted, fully shielded, and downcast. The source of internal illumination shall not be visible.

d. Awning structure. Awnings shall not project more than eight feet (8') from the building wall, shall maintain a minimum clearance of seven feet (7') from established grade, shall be mounted only above the main entry door and windows, and shall not be mounted such that any portion of the awning projects above the roofline of the building. Awnings mounted on windows that do not face a street or parking lot shall not contain signage.

B. Sign Types. The following sign types shall be permitted as depicted in the above Table 14.2 and in accordance with the following.

1. A-Frame Sign. An A-frame sign is a sign composed of two sign boards hinged together at the top.

a. Size. Maximum structure height shall not exceed three (3) feet. Maximum structure width shall not exceed two (2) feet.

b. Design. This type of sign shall be constructed of durable, painted wood. No changeable copy is permitted, with the exception of an erasable chalk board. This type of sign shall not contain exposed rough cut plywood. This type of sign shall be portable.

c. Number. One (1) per lot or tenant space. This type of sign shall not be located in such a manner that it blocks pedestrian or vehicular circulation.

d. Duration. This type of sign shall be displayed only during regular business hours of operation. This type of sign shall be stored indoors whenever the sign is not in use.

2. Monument Sign. A monument sign is a type of ground sign designed so that the base of the sign is at least as wide as the top of the sign.

a. Size. Maximum structure height shall not exceed ten (10) feet. Maximum structure width shall not exceed twelve (12) feet. Maximum sign face shall not exceed sixty (60) square feet.

b. Design. The sign base is not required to be continuous; however, supporting poles shall be covered by a minimum of twenty four (24) square inches of masonry base material. The open area between the bottom of the sign and the natural grade shall not exceed twelve (12) inches. The base of the sign structure shall be constructed of a durable masonry material. Landscape materials shall be maintained around the base of the sign structure. Plant materials shall include evergreen and deciduous shrubs.

c. Number. One (1) monument sign is permitted per every one hundred and fifty (150) feet of each individual public right of way frontage. A minimum of one hundred and fifty (150) feet of public right of way frontage is required for the installation of one (1) monument sign.

d. Location. Monument signs shall be located outside of the sight triangle as regulated by section 11-4-11 of this title and setback at least five (5) feet from any lot line. Each monument sign shall be located at least one hundred and fifty (150) feet from any other monument sign.

e. Illumination. Monument signs may be internally or externally illuminated. External illumination must be top mounted, fully shielded, and directed downward. Internally illuminated sign faces shall contain a background which is opaque so that only the sign message is visible when lit.

3. Pole Sign. A type of ground sign designed so that the sign is in less than full and continuous contact, from edge to edge, with the ground and is not a monument sign. A pole sign may be single-pole or double-pole.

a. Number. One (1) pole sign per 10,000 square feet of lot area up to a maximum of six (6) pole signs per lot. A lot with less than 10,000 square feet is permitted a total of one (1) pole sign.

b. Size. On lots that contain only pole type freestanding signs: a maximum of one (1) pole sign per lot shall be allowed the following maximum size: maximum structure height of five (5) feet and maximum structure width of four (4) feet. Each additional pole sign on the lot shall be allowed the following maximum size: maximum structure height of three (3) feet and maximum structure width of two (2) feet. On lots that contain a monument style freestanding sign: each pole type freestanding sign is allowed the following maximum size: a maximum structure height of three (3) feet and a maximum structure width of two (2) feet.

c. Design. Pole signs shall be constructed of durable materials. Wooden signs shall be maintained free of peeling paint, rotten wood, and exposed rough cut plywood. Exposed poles shall measure at least four (4) inches by four (4) inches square or four (4) inches diameter.

d. Location. Pole signs shall be located at least five (5) feet from the street lot line and at least two (2) feet from any interior or rear lot line. Pole signs located within the sight triangle as regulated by section 11-4-11 of this title shall not exceed three (3) feet in height.

e. Pole signs may be internally or externally illuminated. For internally illuminated signs, the background of the sign face shall be opaque. For externally illuminated signs, the source of illumination shall be top mounted, fully shielded, and shall be directed downward.

4. Development Signs. A development sign is a permanent freestanding sign identifying a residential, commercial or industrial subdivision. Design, Number, and Location shall be determined by the Village Board through the Special Use Permit as regulated by section 11-13-12 of this title.

5. Electronic Message Center. An electronic message center is a portion of a monument sign on which copy is changed electronically utilizing LED technology.

a. Design. The EMC area must be integral to the design of the sign and shall not be the dominant element. The EMC portion of the sign face shall not be the uppermost element. The EMC must not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver. No more than forty percent (40%) of the allowable sign face shall be dedicated to the EMC, up to a maximum of twenty (20) square feet of EMC area. The EMC message shall not grow, melt, X-ray, scroll, write on, travel, inverse, roll, twinkle, snow, rotate, flash, blink, move, spin, wave, or rumble or present pictorials or other animation. The message shall be limited to alphanumeric characters

- b. Number. One (1) electronic message center is allowed per lot.
 - c. Electronic message center signs are permitted only on monument signs.
6. Menu Board. A menu board is a type of ground sign that displays a restaurant menu.
- 1. Design. Sign structure height shall not exceed eight (8) feet. Sign structure width shall not exceed ten (10) feet.
 - 2. Number. One (1) menu board is permitted per business providing drive through service.
7. Flag Pole. A pole designed and used for the singular purpose of flying a flag.
- 1. Number. In all residential zoning districts, up to one (1) flagpole is permitted per lot. In all other zoning districts, up to three (3) flagpoles are permitted per lot.
 - 2. Number of Flags. Up to two (2) flags may be flown per flagpole.
 - 3. Size. Flagpoles shall not exceed 1.5 times the allowed building height for the zoning district in which they are located.
 - 4. Size of Flags. No flag displaying a commercial message shall exceed twenty four (24) square feet in area.
 - 5. Illumination. Flagpoles in any zoning district may be illuminated by fixtures directed up or down. Any source of illumination that is positioned to provide up lighting shall have a maximum output of 2600 lumens.
 - 6. Permit Required. A building permit is required prior to the installation of any flagpole exceeding thirty feet (30') in height, regardless of zoning district.
 - 7. Flag Brackets. Each principal structure on a lot in any zoning district is allowed up to two (2) flag brackets for the display of flags.

11-14-9 MASTER SIGN PLAN

- A. Purpose. A master sign plan is intended to promote consistency of signage within a unified development. A master sign plan is permitted in any zoning district by special use permit.
- B. Required. A Master Sign Plan shall be required for all Planned Unit Developments and Subdivisions. A Master Sign Plan is encourage to be submitted by an owner of any unified development which will include signs.
- C. Contents. A Master Sign Plan shall consist of the following:
- 1. A scaled location map indicating all freestanding and wall signs on the property.
 - 2. Scaled drawing of each sign to be maintained on the property including: height, width of sign structure and sign face, materials proposed for sign face and sign structure, illumination, and means of installation for sign structure.
- D. Application. Application for a Master Sign Plan shall be submitted for review and approval to the Director of Community Development.

E. Variations. If variation from this Chapter is being requested, a Master Sign Plan shall be processed as a special use pursuant to section 11-13-12 of this title. The application shall include the above required information in addition to a request for all variations to the sign regulations being requested.

F. Individual Sign Approval. Each sign regulated by the Master Sign Plan shall be issued a separate sign permit prior to its installation on the property.

11-14-10 NON-CONFORMING SIGNS

A. Any existing, nonconforming permanent sign that exists lawfully at the time this chapter is adopted may be continued until such time that;

1. The sign is discontinued for six (6) months or longer, the sign must be brought into compliance with this chapter prior to reestablishment.
2. The sign has fallen into disrepair to the point that the cost of repair exceeds fifty percent or more of the replacement cost of the sign.
3. The sign is destroyed in such a manner that the cost of repair exceeds fifty percent of the sign replacement cost.

B. No structural alterations are permitted that do not eliminate the non-conforming sign.

C. Non-conforming signs shall not be relocated.

D. When a nonconforming sign is removed from the lot, it shall not be reestablished, regardless of the circumstances that required the removal.

E. Any existing, nonconforming temporary sign shall be brought into full compliance with this chapter within six (6) months of chapter adoption by the Village Board.

11-3-2 Definitions

AWNING OR CANOPY SIGN: Any hood, canopy or awning made of cloth, fabric, metal or other permanent construction materials projecting from the wall of a building supported solely by the building to which it is attached and which contains a sign.

BILLBOARD: A type of off premises sign owned by a person, corporation or other entity that engages in the business of selling the advertising space on that sign.

BOX OR CABINET SIGN: A type of wall mounted sign where lettering is placed on a box or cabinet unit consuming greater area than just the lettering alone consumes and that unit is attached to the wall.

CHANNEL LETTER SIGN: A type of wall mounted sign where individual letters are joined together by a raceway attached to the wall

ELECTRONIC MESSAGE CENTER (EMC) SIGN: A portion of a ground sign on which copy is changed electronically utilizing LED technology to do so.

FLAG: A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol or emblem of a country or institution or as a decoration

GROUND MOUNTED SIGN OR GROUND SIGN: Any sign mounted to the ground, whether it is a monument sign or a pole sign.

INDIVIDUAL LETTER SIGN: A type of wall mounted sign where individual letters are not joined together by a raceway on the wall.

MENU BOARD: A type of ground sign that displays a restaurant menu.

OBSOLETE SIGN: A sign, of any type, which identified a business which no longer exists within the Village. A temporary sign structure, and all its component parts, which no longer contains a sign message is an obsolete sign.

PARKING SIGN: A freestanding pole sign or wall mounted sign, measuring no more than one and one half (1 ½) square feet in sign area, mounted at a less than or equal to six (6) feet, and located entirely within a private parking lot.

PERMANENT SIGN: Any sign permanently affixed to a building, structure, or the ground; a sign not designed to be moved from place to place.

SIGN: Any display, device, notice, figure, painting, drawing, message, placard, poster, bulletin board, symbol, letter, word, numeral, emblem, trademark, flag, banner, pennant or other thing which is designed, intended or used to advertise or direct attention to, provide directions, or inform.

SIGN FACE: In a sign, the area that includes the extreme limits of the lettering/writing, logo/emblem or other representation or display, together with any material framing or color forming an integral part of the background of the display or used to differentiate the sign from the sign structure, wall, or other backdrop against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.

SIGN STRUCTURE: In a ground sign, the portion of the ground sign not including the sign face.

TEMPORARY SIGN: Any sign not permanently affixed to a building structure or the ground; a sign designed to be in place for a limited amount of time. Temporary signs primarily include, but are not limited to, signs attached to wood or metal frames designed to be self-supporting and movable; paper, plastic, cardboard, or canvas signs wrapped around supporting poles.

WALL MOUNTED SIGN OR WALL SIGN: Any sign mounted to, attached to, part of, or painted on the exterior wall of a building or structure, including canopies and awnings, projecting signs, and window signs.

Window Graphics: Any pictorial image, design, drawing, or text visible from the exterior of a window.

WINDOW MOUNTED SIGN OR WINDOW SIGN: Any sign mounted, attached to, or painted on a glass door or window and which is located on the interior in such a manner that it is visible from the exterior, but excludes merchandise in a window display.



Current Sign Ordinance does not require masonry base. Proposed Sign Ordinance requires a masonry base on all monument signs.



Current Sign Ordinance does not allow separation between bottom of sign and normal grade. Proposed Sign Ordinance will permit this sign; however, landscape materials will be required around the base.



Current Sign Ordinance does not allow this type of principal identification sign. Proposed Sign Ordinance encourages this style of sign for small commercial lots such as lots along Main Street



Proposed Sign Ordinance will require minimum 6" wide posts for this type of sign. This will result in the sign to the left being permitted and the sign below being prohibited.



VILLAGE PRESIDENT

P. Sean Michels

**VILLAGE
ADMINISTRATOR**

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Sean Herron

Mari Johnson

Ted Koch

Heidi Lendi

Rick Montalto

David Paluch

A D V I S O R Y R E P O R T

TO: Planning Commission and Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: January 17, 2018
PETITION: 18-001 Schalz Resubdivision

PROPOSAL

The applicant is requesting final plat approval for the consolidation of lots 109 and 110 in Hannaford Farm Unit 2 Subdivision.

GENERAL INFORMATION

MEETING DATE: January 17, 2018
PROJECT NAME: Schalz's Plat of Resubdivision
PETITIONER: Philip Schalz

ATTACHMENT

Schalz's Plat of Resubdivision prepared by Todd Surveying and dated 12/07/2017

LOCATION MAP



BACKGROUND & HISTORY

The applicant is requesting resubdivision so a single family home may be constructed over the interior lot line. Currently, a public utility and drainage easement exists between the two lots. This resubdivision will provide for the vacation of this easement.

ZONING AND EXISTING LAND USE

The property is zoned R1 PUD. This is a single family subdivision and the purposed use is in compliance with the zoning.

EVALUATION

The Planning Commission has recommended and the Village Board has approved other lot consolidations within the Village.

PUBLIC RESPONSE

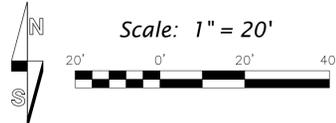
Public Hearing is not required for this application. Staff have received no comments or inquiries about this request.

STAFF RECOMMENDATION

Staff recommend approval of Petition #18-001 final plat of subdivision for Schalz's Plat of Resubdivision.

SAMPLE MOTION

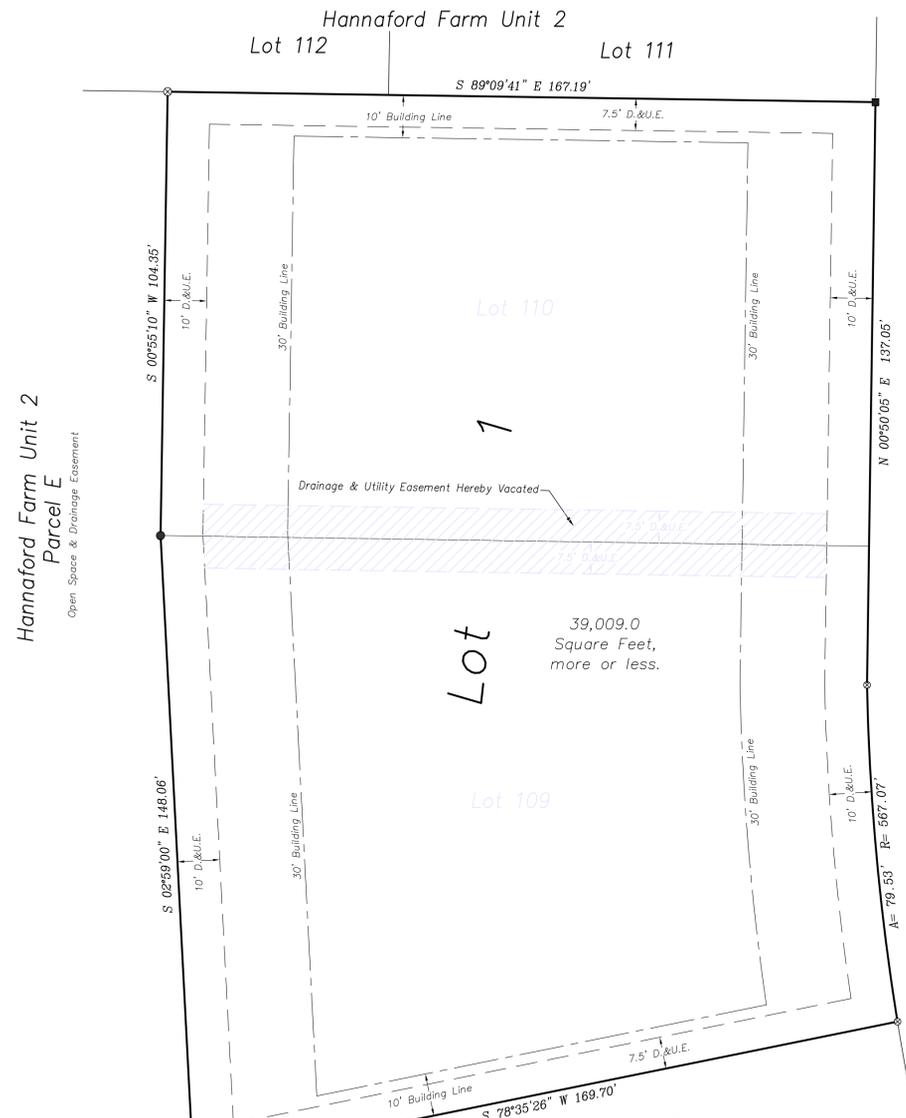
Having considered the information presented, I move that the Planning Commission recommend approval of Petition #18-001 final plat of subdivision for Schalz's Plat of Resubdivision.



SCHALZ'S PLAT OF RESUBDIVISION

OF LOTS 109 & 110 IN HANNAFORD FARM UNIT 2, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 2007 AS DOCUMENT NUMBER 2007K038156, VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

P.I.N.'s
14-04-403-012
14-04-403-013



Redbud Lane
 (66' Right of Way)
 (Dedicated by Doc# 2007K038156)

NOTE:
All Drainage & Utility Easements shown hereon are subject to Easement Provisions Per Hannaford Farm Unit 2, According to the Plat thereof Recorded as Document No. 2007K038156

VILLAGE OF SUGAR GROVE
 Vacation of that part of the easements shown hereon Approved and Accepted this ____ day of _____, 2017

By: _____
 Signature Title

COMMONWEALTH EDISON COMPANY
 Vacation of that part of the easements shown hereon Approved and Accepted this ____ day of _____, 2017

By: _____
 Signature Title

NORTHERN ILLINOIS GAS COMPANY
 Vacation of that part of the easements shown hereon Approved and Accepted this ____ day of _____, 2017

By: _____
 Signature Title

A.T. & T. and Their Successors and Assigns
 Vacation of that part of the easements shown hereon Approved and Accepted this ____ day of _____, 2017

By: _____
 Signature Title

MEDIACOM COMMUNICATIONS CORPORATION
 Vacation of that part of the easements shown hereon Approved and Accepted this ____ day of _____, 2017

By: _____
 Signature Title

OWNERSHIP CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.

WITNESS OUR HAND AND SEAL AT _____ THIS ____ DAY OF _____, 2017.

OWNER: _____ OWNER: _____

NOTARY CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2017.

 NOTARY PUBLIC

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS ____ DAY OF _____, 2017.

 CHAIRMAN

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS ____ DAY OF _____, 2017.

 VILLAGE CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THIS ____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

 KANE COUNTY RECORDER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS ____ DAY OF _____, 2017.

 PRESIDENT

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, 2017.

 COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, MICHEL C. ENSALACO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2768, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 109 & 110 IN HANNAFORD FARM UNIT 2, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 2007 AS DOCUMENT NUMBER 2007K038156, VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0315J, DATED JULY 17, 2012. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ADMINISTRATIVE CODE (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT YORKVILLE, ILLINOIS, THIS ____ DAY OF _____, 2017.

 ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2768
 License Expires 11-30-2018

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS ____ DAY OF _____, 2017.

 CITY ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, ILLINOIS THIS ____ DAY OF _____, 2017.

 VILLAGE TREASURER

Legend

- ⊙=Found 1/2" Dia. Iron Pipe
- =Set Iron Pipe 1/2" Dia. x 24"
- =Set Concrete Monument
- N = North E = East
- S = South W = West
- R=Radius A=Arc Length
- D.&U.E.= Drainage & Utility Easement

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING
 Professional Land Surveying Services
 "Cornerstone Surveying PC"
 759 John Street, Suite D
 Yorkville, IL 60560
 Phone: 630-892-1309 Fax: 630-892-5544
 Survey is only valid if original seal is shown in red.

Client:	Phil Schalz
Book #	2381
Drawn By	JGmE
Plot #	10746
Reference:	
Field Work Completed:	12/07/2017
Rev. Date	Rev. Description
Project Number:	2017-1976