



Kelsey Bremner <kbremner@ecologyactioncenter.org>

communication RE PCF siting application

4 messages

Michael Brown <mbrown@ecologyactioncenter.org>

Fri, Oct 13, 2023 at 9:07 AM

To: KJ Loerop <KLoerop@lrsrecycles.com>

Cc: "Sierra, Trevor" <Trevor.Sierra@mcleancountyil.gov>, "Philip Dick, AICP" <philip.dick@mcleancountyil.gov>, Kathy Michael <Kathy.Michael@mcleancountyil.gov>, Kelsey Bremner <kbremner@ecologyactioncenter.org>

KJ,

Please see attached.

Thank you,

Michael

Michael Brown (he/him)
Executive Director
309-454-3169 x.11

FILED
McLEAN COUNTY, ILLINOIS
OCT 31 2023

Kathy Michael
COUNTY CLERK

 LRS-Henson_Communication.10.13.2023.pdf
104K

Michael Brown <mbrown@ecologyactioncenter.org>

Tue, Oct 17, 2023 at 2:31 PM

To: KJ Loerop <KLoerop@lrsrecycles.com>

Cc: "Sierra, Trevor" <Trevor.Sierra@mcleancountyil.gov>, "Philip Dick, AICP" <philip.dick@mcleancountyil.gov>, Kathy Michael <Kathy.Michael@mcleancountyil.gov>, Kelsey Bremner <kbremner@ecologyactioncenter.org>, "Doug Mauntel (dwmauntel@andrews-eng.com)" <dwmauntel@andrews-eng.com>

KJ,

Can you please confirm receipt of the message I sent on October 13?

Thank you,

Michael

Michael Brown (he/him)
Executive Director
309-454-3169 x.11

[Quoted text hidden]

 LRS-Henson_Communication.10.13.2023.pdf
104K

KJ Loerop <KLoerop@lrsrecycles.com>

Tue, Oct 17, 2023 at 3:12 PM

To: Michael Brown <mbrown@ecologyactioncenter.org>

Cc: "Sierra, Trevor" <Trevor.Sierra@mcleancountyil.gov>, "Philip Dick, AICP" <philip.dick@mcleancountyil.gov>, Kathy Michael <Kathy.Michael@mcleancountyil.gov>, Kelsey Bremner <kbremner@ecologyactioncenter.org>, "Doug Mauntel (dwmauntel@andrews-eng.com)" <dwmauntel@andrews-eng.com>

Yes we have received. Sorry I was out of the country.
We will send back a written statement of LRS's response.

Get Outlook for iOS

KJ Loerop
VP of Business Development/Infrastructure
LRS
5500 Pearl Street
Rosemont, IL 60018
630-878-7588 (Phone) 603 (EXT)



LRSRECYCLES.COM | 844.NEED.LRS

From: Michael Brown <mbrown@ecologyactioncenter.org>
Sent: Tuesday, October 17, 2023 2:31:27 PM
To: KJ Loerop <KLoerop@LRSrecycles.com>
Cc: Sierra, Trevor <Trevor.Sierra@mcleancountyil.gov>; Philip Dick, AICP <philip.dick@mcleancountyil.gov>; Kathy Michael <Kathy.Michael@mcleancountyil.gov>; Kelsey Bremner <kbremner@ecologyactioncenter.org>; Doug Mauntel (dwmauntel@andrews-eng.com) <dwmauntel@andrews-eng.com>
Subject: Re: communication RE PCF siting application

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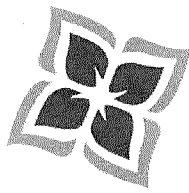
Michael Brown <mbrown@ecologyactioncenter.org> Tue, Oct 17, 2023 at 4:12 PM
To: KJ Loerop <KLoerop@lrsrecycles.com>
Cc: "Sierra, Trevor" <Trevor.Sierra@mcleancountyil.gov>, "Philip Dick, AICP" <philip.dick@mcleancountyil.gov>, Kathy Michael <Kathy.Michael@mcleancountyil.gov>, Kelsey Bremner <kbremner@ecologyactioncenter.org>, "Doug Mauntel (dwmauntel@andrews-eng.com)" <dwmauntel@andrews-eng.com>

Thank you.

Michael

Michael Brown (he/him)
Executive Director
309-454-3169 x.11

[Quoted text hidden]



October 13, 2023

KJ Loerop
Lakeshore Recycling Systems, LLC
5500 Pearl Street
Rosemont, Illinois 60018

FILED
McLEAN COUNTY, ILLINOIS

OCT 31 2023

Kathy Michael
COUNTY CLERK

RE: Henson PCF siting application and recent IEPA violations

Dear KJ Loerop:

Please provide additional detail on the violations documented by the Illinois EPA at the Henson facility in March of 2023. The pollution control facility siting application submitted on August 18, 2023 does not sufficiently address the violations. Please provide a detailed accounting of each violation, specific remediations taken to address each, and what strategies have been implemented to prevent future reoccurrence of similar violations.

Please provide your detailed response to me in writing by October 25, 2023.

Sincerely,

Michael Brown
McLean County Solid Waste Coordinator

CC: Trevor Sierra, McLean County First Assistant State's Attorney, Civil Division

Phil Dick, McLean County Director of Building and Zoning

Kathy Michael, McLean County Clerk, for LRS/Henson PCF siting application file



October 25, 2023

Mr. Michael Brown
McLean County Solid Waste Coordinator
Ecology Action Center
202 West College
P.O. Box 97
Normal, Illinois 61761

FILED
MCLEAN COUNTY, ILLINOIS

OCT 31 2023

Kathy Michael
COUNTY CLERK

**Re: Henson PCF Siting Application and Recent IEPA Violations
CEC Project 318-216**

Dear Michael:

On behalf of Lakeshore Recycling Systems LLC (LRS), Civil & Environmental Consultants, Inc. (CEC) respectfully submits this letter in response to your correspondence, dated October 13, 2023 (Correspondence), regarding the Henson Disposal, Inc. Recycling Center (Recycling Center) and the proposed Henson Recycling Campus (HRC) Transfer Station.

The Illinois Environmental Protection Agency (IEPA) notified the Recycling Center of alleged violations and provided suggested resolutions in correspondence, dated March 13, 2023 (Violation Notice). Henson Disposal, Inc. (Henson) submitted a response to the Violation Notice on April 18, 2023 (Response), which (1) provided a response to the suggested resolutions, (2) requested a meeting with the IEPA to discuss the alleged violations and suggested resolutions, and (3) indicated that Henson would like to enter into a compliance commitment agreement (CCA) to resolve the matter. The Response is provided as Attachment 1. Henson and its representatives met with the IEPA on May 11, 2023.

As discussed in the Response, LRS does not agree that the alleged violations in the Violation Notice actually occurred. At this time, the IEPA has elected not to enter into the proposed CCA.

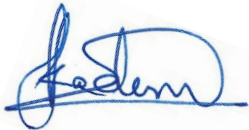
Regardless, the Violation Notice relates to the Recycling Center and does not involve the HRC Transfer Station.

Mr. Michael Brown - Ecology Action Center
CEC Project 318-216
Page 2 of 2
October 25, 2023

Due to ex-parte communication prohibitions applicable while siting applications are pending , we do not believe it is appropriate to provide any additional narrative regarding the Violation Notice or Response at this time. We will be prepared to answer any questions you may have at the public hearing.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Samarjeet Kadam
Assistant Project Manager



John E. Hock, P.E.
Vice President

Enclosures: Attachment 1 - Response to Violation Notice

cc: Mr. Tom Kirk, Henson Disposal, Inc. (*electronic delivery*)
Mr. George Mueller, Mueller Anderson (*electronic delivery*)

ATTACHMENT 1



April 18, 2023

Mr. James Jennings
Illinois Environmental Protection Agency
Bureau of Land #24
1021 North Grand Avenue East
PO Box 19276
Springfield, Illinois 62794-9276

Via Certified Mail
7022 2410 0000 7125 5710

**Re: Violation Notice, L-2023-00068
BOL# 1138045002 - McLean County
Henson Disposal, Inc. Recycling Center
CEC Project 318-216**

Dear Mr. Jennings:

On behalf of Henson Disposal, Inc. (Henson), Civil & Environmental Consultants, Inc. (CEC) respectfully submits this letter in response to a violation notice (VN) from the Illinois Environmental Protection Agency (IEPA), dated March 13, 2023, regarding the Henson facility located at 2148 Tri Lakes Road, Bloomington, McLean County, Illinois (site).

The VN notified the site of alleged violations of environmental laws, regulations, or permits. The VN provides suggested resolutions and requests a response to the VN within forty-five days of receipt. The written response may include a request for a meeting with representatives of the IEPA and, if a meeting is requested, it shall be held within sixty days of receipt. We understand the response must include information in rebuttal, explanation, or justification of each alleged violation and a statement indicating whether or not we wish to enter into a Compliance Commitment Agreement (CCA). If we wish to enter into a CCA, we further understand that the response must include the proposed terms of the CCA.

We are requesting a meeting with the IEPA to discuss the alleged violations and suggested resolutions. We are flexible on dates at this time.

This letter also provides a response to the IEPA's suggested resolutions. The site would like to enter into a CCA. The currently proposed terms of the CCA are summarized following the responses to the suggested resolutions.

1.0 RESPONSES TO SUGGESTED RESOLUTIONS

For ease of review, the IEPA's suggested resolutions have been provided in bold text and the associated response is provided directly following.

1. Suggested Resolution - Immediately upon receipt of this Violation Notice ("VN"), the Respondent shall:

a. Cease all open dumping at the subject property.

Response:

Open dumping is not believed to be occurring at the site. Blowing litter has been cleaned up and removed from the site and will continue to be cleaned up/removed as needed. The site is permitted to accept construction or demolition debris (C&D) and woody landscape waste. During the requested meeting, we would like to clarify the acceptability of certain wastes/materials.

b. Cease and desist the point of source discharge of fluids and contaminants to waters of the United States.

Response:

Point source discharges of fluids or contaminants are not believed to be occurring from the site. The ditch from the C&D recycling area has been cleaned up, including the removal of blowing litter and any spilled material.

c. Cease and desist accepting wastes that are not allowed in the permit until proper permitting is obtained from the Illinois EPA.

Response:

The site is permitted to accept C&D and woody landscape waste. During the requested meeting, we would like to clarify the acceptability of certain wastes/materials.

d. Cease and desist accepting regulated soils until a permit is obtained from the Illinois EPA.

Response:

The site is permitted to accept C&D as defined in 415 Illinois Compiled Statutes 5/3.160 Section 3.160, which includes both general C&D and clean C&D. General C&D is defined to include non-hazardous, uncontaminated materials resulting from the construction, remodeling, repair, and demolition of utilities, structures, and roads. Clean C&D is defined to include uncontaminated broken concrete without protruding metal bars, bricks, rock, stone, reclaimed or other asphalt pavement, or soil generated from C&D activities.

We understand the soils that meet the above definition of C&D are allowed to be accepted at the site. During the requested meeting, we would like to clarify the acceptability of soils.

e. Cease and desist use of additional space until a permit is obtained from the Illinois EPA.

Response:

We understand that C&D handling and storage activities are required to occur within the facility boundary. We also understand that the storage or staging of recycled materials (e.g., processed concrete into salable aggregates, ground wood into salable mulch) may occur outside of the permitted facility boundary. During the requested meeting, we would like to discuss what activities must occur within the facility boundary and what activities may occur outside the permitted boundary.

The storage area for screening fines is in the process of being relocated within the facility boundary. In addition, the site proposes to submit a supplemental permit application to clarify and potentially expand the exact limits of the permitted facility boundary. We understand the site permit was approved in accordance with Section 22.38 of the Act, and, as such, the facility boundary may be expanded without local siting approval.

f. Cease modifying, filling or changing a borrow pit without a permit obtained from the Illinois EPA.

Response:

The property adjacent to the site included three attached lakes (i.e., the tri lakes) since prior to 1940 (see historical photo in Attachment 1). As part of planned site development, the site desired to modify the configuration of the ponds and performed various activities including obtaining a jurisdictional determination from the United States Army Corps of Engineers (USACE) (see Attachment 2) and a building permit from McLean County (see Attachment 3). The USACE determined that the ponds were non-jurisdictional, so no additional approvals were needed from the USACE to modify the ponds. The building permit from McLean County allowed modifications of the configuration of the ponds. In general, soils were removed from the southern portion of the pond and the berms to fill in the northwest portion of the ponds and facilitate development of this portion of the property, including the construction of a building. The soils accepted by the site were intended to be used to raise the elevations of the area northwest of the ponds.

The current configuration of the ponds is shown on the Preliminary Plan for the HDI Subdivision, which was approved by McLean County in February 2023 (see Attachment 4). As shown on the Sheets 4 and 6 of preliminary plan, the area northwest of the ponds rises to approximately 6 feet above the water level in the pond. This area is now close to the anticipated construction grades, so no additional filling of this area is planned at this time.

During the requested meeting, we would like to discuss any requirements for additional filling of above grade areas adjacent to the pond.

2. Suggested Resolution - Within 90 calendar days upon receipt of the VN, the Respondent shall:

- a. Request a significant modification to the existing permit for actual space, acres and/or area being used at the facility.**

Response:

The site will submit a supplemental permit application to clarify and potentially expand the exact limits of the permitted facility boundary prior to June 2, 2023. We understand the site permit was approved in accordance with Section 22.38 of the Act, and, as such, the facility boundary may be expanded without local siting approval.

- b. Design and install a permitted leachate collection system for leachate generated at the subject property.**

Response:

C&D recycling facilities are not required to install leachate collection systems because the accepted materials are predominantly inert. The above discussed resolutions will prevent unauthorized wastes from being accepted in the future. As such, we respectfully disagree with this suggested resolution.

- c. Develop and implement a training program for all employees on the rules and procedures in order to properly handle the wastes and recyclables.**

Response:

The site's training program regarding waste/material acceptance and handling is in the process of being updated. The training program will be provided within ninety days of receipt of the VN, including information covered during the training and a sign-in sheet demonstrating that all current employees have been re-trained on material acceptance and handling.

- d. Develop and implement a load checking program that includes all necessary steps and records for wastes and recyclables handled.**

Response:

The site's load checking program is in the process of being updated. The training program will be provided within ninety days of receipt of the VN, including information covered during the training and a sign-in sheet demonstrating that all applicable employees have been re-trained on load checking.

- e. Develop and implement a litter control program that may include fences, berms, closed top containers and picking up of strewn items.**

Response:

The site's litter control program is in the process of being updated. The training program will be provided within ninety days of receipt of the VN, including

information covered during the training and a sign-in sheet demonstrating that all applicable employees have been re-trained on litter control.

- f. Pay the Quarterly Submission of Payment based on the quantity of CCDD and uncontaminated soil for use as fill material. The payment must be received by the Agency on or before April 15, July 15, October 15, and January 15.**

Response:

We understand that the quarterly fee payment referenced above is only required for clean C&D accepted at permitted facilities (as required by Title 35 of the Illinois Administrative Code Part 1150.300). As discussed above, the site is not a permitted CCDD fill site so the material accepted is not subject to the CCDD quarterly fee payment. As such, we respectfully disagree with this suggested resolution.

- 3. Suggested Resolution - Recordkeeping. Within 45 calendar days upon receipt of the VN, the Respondent shall submit copies of records reflecting remedial actions undertaken to address the above-referenced violations, including but not limited to transportation receipts, disposal receipts, and photographs reflecting the completion of the suggested resolutions identified above, to:**

**Illinois EPA Champaign Regional Office
Attn: Michael Mullins
2125 South First Street
Champaign, Illinois 61820**

Response:

Within forty-five days of receipt of the VN, the site will provide copies of records reflecting remedial actions undertaken to address the alleged violations.

2.0 PROPOSED TERMS OF COMPLIANCE COMMITMENT AGREEMENT

As indicated above, Henson would like to enter into a CCA. Based upon the above information, we propose that the terms of the CCA require the following:

- Submittal of a supplemental permit application to clarify and potentially expand the exact limits of the permitted facility boundary prior to June 2, 2023.
- Provide the following training programs and documentation that all applicable facility personnel have been re-trained within ninety days of receipt of the VN.
 - Waste/material acceptance and handling;
 - Load checking;
 - Litter control; and
 - Spill control and response.

Mr. James Jennings - Illinois Environmental Protection Agency
VN Response
CEC Project 318-216
Page 6 of 6
April 18, 2023

3.0 CLOSING

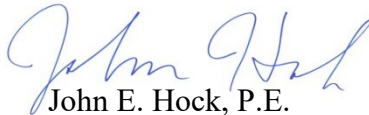
We look forward to meeting with the IEPA to resolve the alleged violations. If you have any questions regarding this response in the meantime, please feel free to contact us.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brad E. Renwick, P.G.
Principal



John E. Hock, P.E.
Vice President

Enclosures: Attachment 1 - Historical Aerial Photograph
Attachment 2 - Jurisdictional Determination from USACE
Attachment 3 - Building Permit from McLean County
Attachment 4 - Preliminary Plan

cc: Mr. Tom Kirk, Henson Disposal, Inc. (*electronic delivery*)
Mr. George Mueller, Mueller Anderson (*electronic delivery*)

ATTACHMENT 1

HISTORICAL AERIAL PHOTOGRAPH



INQUIRY #: 6732020.5

YEAR: 1940

— = 500'



ATTACHMENT 2

JURISDICTIONAL DETERMINATION FROM USACE



REPLY TO
ATTENTION OF

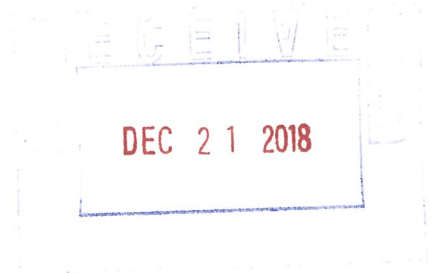
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ROCK ISLAND DISTRICT
PO BOX 2004 CLOCK TOWER BUILDING
ROCK ISLAND, ILLINOIS 61204-2004

December 19, 2018

Operations Division

SUBJECT: CEMVR-OD-P-2018-1330

Mr. David P. Brown, PLS
Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
505 North Main Street
Bloomington, Illinois 61701



Dear Mr. Brown:

Our office reviewed all information provided to us concerning the request for a Jurisdictional Determination at the expansion site for the Henson Disposal and Recycling Center in Section 15, Township 23 North, Range 2 East, McLean County, Illinois.

Our office has completed an Approved Jurisdictional Determination (AJD) for your project area, and we determined there are 2.8 acres of forested wetland and 5 acres of deep water habitat present that are non-jurisdictional waters.

This letter contains an AJD for the subject property. If you object to this jurisdictional determination, you may request an administrative appeal under Corps regulations found at 33 CFR Part 331. Enclosed is a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this approved jurisdictional determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the following address:

Administrative Appeals Officer
U.S. Army Corps of Engineers
Mississippi Valley Division
ATTN: CEMVD-PD-KM
Post Office Box 80
Vicksburg, Mississippi 39181-0080

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the approved jurisdictional determination contained in this letter.

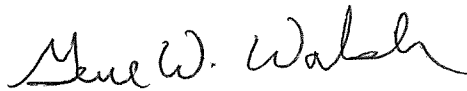
You are advised that this determination for your project is valid for five years from the date of this letter. If the project is not completed within this five-year period or your project plans change, you should contact our office for another determination.

The Rock Island District Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to complete the attached postcard and return it or go to our Customer Service Survey found on our web site at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. (Be sure to select "Rock Island District" under the area entitled: Which Corps office did you deal with?)

Finally, since we are unable to access the information on the thumb drive which was submitted to our office, we are returning it with this letter.

Should you have any questions, please contact our Regulatory Branch by letter, or call me at 309/794-5674.

Sincerely,



Gene W. Walsh
Project Manager
Illinois/Missouri Section
Regulatory Branch

Enclosures



®

Regulatory Program



®

INTERIM APPROVED JURISDICTIONAL DETERMINATION FORM U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in the Interim Approved Jurisdictional Determination Form User Manual.

SECTION I: BACKGROUND INFORMATION

A. COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (AJD): 19-DEC 18

B. ORM NUMBER IN APPROPRIATE FORMAT (e.g., HQ-2015-00001-SMJ): CEMVR-OD-P-2018-1330

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: IL County/parish/borough: McLean City: Bloomington

Center coordinates of site (lat/long in degree decimal format): Lat. 40.452222, Long. -88.977222.

Map(s)/diagram(s) of review area (including map identifying single point of entry (SPOE) watershed and/or potential jurisdictional areas where applicable) is/are: attached in report/map titled

Other sites (e.g., offsite mitigation sites, disposal sites, etc.) are associated with this action and are recorded on a different jurisdictional determination (JD) form. List JD form ID numbers (e.g., HQ-2015-00001-SMJ-1):

D. REVIEW PERFORMED FOR SITE EVALUATION:

Office (Desk) Determination Only. Date:

Office (Desk) and Field Determination. Office/Desk Dates: 18 DEC 18 Field Date(s): 07 NOV 18.

SECTION II: DATA SOURCES

Check all that were used to aid in the determination and attach data/maps to this AJD form and/or references/citations in the administrative record, as appropriate.

Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant. Title/Date: USGS Stream Stats, 11-27-2018, Site Plan, 10/17/2018.

Data sheets prepared/submitted by or on behalf of the applicant/consultant.

Data sheets/delineation report are sufficient for purposes of AJD form. Title/Date: Report of Wetland

Delineation for Destihl Brewery Development, 09-16-2015.

Data sheets/delineation report are not sufficient for purposes of AJD form. Summarize rationale and include information on revised data sheets/delineation report that this AJD form has relied upon:

Revised Title/Date:

Data sheets prepared by the Corps. Title/Date:

Corps navigable waters study. Title/Date:

CorpsMap ORM map layers. Title/Date:

USGS Hydrologic Atlas. Title/Date:

USGS, NHD, or WBD data/maps. Title/Date:

USGS 8, 10 and/or 12 digit HUC maps. HUC number:

USGS maps. Scale & quad name and date: Bloomington East, IL 1981.

USDA NRCS Soil Survey. Citation: Google Earth Overlay.

USFWS National Wetlands Inventory maps. Citation: Bloomington East, IL 1987.

State/Local wetland inventory maps. Citation:

FEMA/FIRM maps. Citation: ORM Overlay.

Photographs: Aerial. Citation: or Other. Citation:

LiDAR data/maps. Citation:

Previous JDs. File no. and date of JD letter:

Applicable/supporting case law:

Applicable/supporting scientific literature:

Other information (please specify):

SECTION III: SUMMARY OF FINDINGS

Complete ORM "Aquatic Resource Upload Sheet" or Export and Print the Aquatic Resource Screen from ORM for All Waters and Features, Regardless of Jurisdictional Status – Required

A. RIVERS AND HARBORS ACT (RHA) SECTION 10 DETERMINATION OF JURISDICTION:

"navigable waters of the U.S." within RHA jurisdiction (as defined by 33 CFR part 329) in the review area.

• **Complete Table 1 - Required**

NOTE: If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Section 10 navigable waters list, DO NOT USE THIS FORM TO MAKE THE DETERMINATION. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Section 10 RHA navigability determination.

B. CLEAN WATER ACT (CWA) SECTION 404 DETERMINATION OF JURISDICTION: "waters of the U.S." within CWA jurisdiction (as defined by 33 CFR part 328.3) in the review area. **Check all that apply.**

(a)(1): All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide. (Traditional Navigable Waters (TNWs))

• **Complete Table 1 - Required**

This AJD includes a case-specific (a)(1) TNW (Section 404 navigable-in-fact) determination on a water that has not previously been designated as such. Documentation required for this case-specific (a)(1) TNW determination is attached.

(a)(2): All interstate waters, including interstate wetlands.

• **Complete Table 2 - Required**

(a)(3): The territorial seas.

• **Complete Table 3 - Required**

(a)(4): All impoundments of waters otherwise identified as waters of the U.S. under 33 CFR part 328.3.

• **Complete Table 4 - Required**

(a)(5): All tributaries, as defined in 33 CFR part 328.3, of waters identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

• **Complete Table 5 - Required**

(a)(6): All waters adjacent to a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3, including wetlands, ponds, lakes, oxbows, impoundments, and similar waters.

• **Complete Table 6 - Required**

Bordering/Contiguous.

Neighboring:

(c)(2)(i): All waters located within 100 feet of the ordinary high water mark (OHWM) of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3.

(c)(2)(ii): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3 and not more than 1,500 feet of the OHWM of such water.

(c)(2)(iii): All waters located within 1,500 feet of the high tide line of a water identified in paragraphs (a)(1) or (a)(3) of 33 CFR part 328.3, and all waters within 1,500 feet of the OHWM of the Great Lakes.

(a)(7): All waters identified in 33 CFR 328.3(a)(7)(i)-(v) where they are determined, on a case-specific basis, to have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

• **Complete Table 7 for the significant nexus determination. Attach a map delineating the SPOE watershed boundary with (a)(7) waters identified in the similarly situated analysis. - Required**

Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

(a)(8): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3 not covered by (c)(2)(ii) above and all waters located within 4,000 feet of the high tide line or OHWM of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3 where they are determined on a case-specific basis to have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

• **Complete Table 8 for the significant nexus determination. Attach a map delineating the SPOE watershed boundary with (a)(8) waters identified in the similarly situated analysis. - Required**

Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

C. NON-WATERS OF THE U.S. FINDINGS:

Check all that apply.

- The review area is comprised entirely of dry land.
- Potential-(a)(7) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.
- **Complete Table 9 and attach a map delineating the SPOE watershed boundary with potential (a)(7) waters identified in the similarly situated analysis. - Required**
- Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.
- Potential-(a)(8) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.
- **Complete Table 9 and attach a map delineating the SPOE watershed boundary with potential (a)(8) waters identified in the similarly situated analysis. - Required**
- Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.
- Excluded Waters (Non-Waters of U.S.), even where they otherwise meet the terms of paragraphs (a)(4)-(a)(8):
- **Complete Table 10 - Required**
- (b)(1): Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA.
- (b)(2): Prior converted cropland.
- (b)(3)(i): Ditches with ephemeral flow that are not a relocated tributary or excavated in a tributary.
- (b)(3)(ii): Ditches with intermittent flow that are not a relocated tributary, excavated in a tributary, or drain wetlands.
- (b)(3)(iii): Ditches that do not flow, either directly or through another water, into a water identified in paragraphs (a)(1)-(a)(3).
- (b)(4)(i): Artificially irrigated areas that would revert to dry land should application of water to that area cease.
- (b)(4)(ii): Artificial, constructed lakes and ponds created in dry land such as farm and stock watering ponds, irrigation ponds, settling basins, fields flooded for rice growing, log cleaning ponds, or cooling ponds.
- (b)(4)(iii): Artificial reflecting pools or swimming pools created in dry land.¹
- (b)(4)(iv): Small ornamental waters created in dry land.¹
- (b)(4)(v): Water-filled depressions created in dry land incidental to mining or construction activity, including pits excavated for obtaining fill, sand, or gravel that fill with water.
- (b)(4)(vi): Erosional features, including gullies, rills, and other ephemeral features that do not meet the definition of tributary, non-wetland swales, and lawfully constructed grassed waterways.¹
- (b)(4)(vii): Puddles.¹
- (b)(5): Groundwater, including groundwater drained through subsurface drainage systems.¹
- (b)(6): Stormwater control features constructed to convey, treat, or store stormwater that are created in dry land.¹
- (b)(7): Wastewater recycling structures created in dry land; detention and retention basins built for wastewater recycling; groundwater recharge basins; percolation ponds built for wastewater recycling; and water distributary structures built for wastewater recycling.
- Other non-jurisdictional waters/features within review area that do not meet the definitions in 33 CFR 328.3 of (a)(1)-(a)(8) waters and are not excluded waters identified in (b)(1)-(b)(7).
- **Complete Table 11 - Required.**

D. ADDITIONAL COMMENTS TO SUPPORT AJD: A recent field investigation documented an outlet pipe situated 2-3 feet above the elevation of the adjacent land on the northern end of the manmade lagoon system. Water only discharges from the pipe during high water events, and there is no continuous or perennial flow from the lagoons into the adjacent wetland. Water flows from the emergent/forested wetland complex into a culvert under the railroad tracks and then into an underground storm sewer system. There is no surface connection between the lagoons and

¹ In many cases these excluded features will not be specifically identified on the AJD form, unless specifically requested. Corps Districts may, in case-by-case instances, choose to identify some or all of these features within the review area.

the nearest downstream water of the U.S. (i.e., Little Kickapoo Creek) which is located almost 1.5 miles to the northeast of the project site. Water flows through the storm sewer system into a stormwater basin and then eventually into Little Kickapoo Creek.

Jurisdictional Waters of the U.S.

Default field entry is "N/A". Delete "N/A" and fill out all fields in the table where applicable for waters/features present in the review area.

Table 1. (a)(1) Traditional Navigable Waters

(a)(1) Waters Name	(a)(1) Criteria	Rationale to Support (a)(1) Designation Include High Tide Line or Ordinary High Water Mark indicators, when applicable.
N/A	Choose an item.	N/A

Table 2. (a)(2) Interstate Waters

(a)(2) Waters Name	Rationale to Support (a)(2) Designation
N/A	N/A

Table 3. (a)(3) Territorial Seas

(a)(3) Waters Name	Rationale to Support (a)(3) Designation
N/A	N/A

Table 4. (a)(4) Impoundments

(a)(4) Waters Name	Rationale to Support (a)(4) Designation
N/A	N/A
N/A	N/A

Table 5. (a)(5) Tributaries

(a)(5) Waters Name	Flow Regime	(a)(1)-(a)(3) Water Name to which this (a)(5) Tributary Flows	Tributary Breaks	Rationale for (a)(5) Designation and Additional Discussion. Identify flowpath to (a)(1)-(a)(3) water or attach map identifying the flowpath; explain any breaks or flow through excluded/non-jurisdictional features, etc.
N/A	Choose an item.	N/A	Choose an item.	N/A
N/A	Choose an item.	N/A	Choose an item.	N/A
N/A	Choose an item.	N/A	Choose an item.	N/A
N/A	Choose an item.	N/A	Choose an item.	N/A

Table 6. (a)(6) Adjacent Waters

(a)(6) Waters Name	(a)(1)-(a)(5) Water Name to which this Water is Adjacent	Rationale for (a)(6) Designation and Additional Discussion. Identify the type of water and how the limits of jurisdiction were established (e.g., wetland, 87 Manual/Regional Supplement); explain how the 100-year floodplain and/or the distance threshold was determined; whether this water extends beyond a threshold; explain if the water is part of a mosaic, etc.
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Table 7. (a)(7) Waters

SPOE Name	(a)(7) Waters Name	(a)(1)-(a)(3) Water Name to which this Water has a Significant Nexus	Significant Nexus Determination Identify SPOE watershed; discuss whether any similarly situated waters were present and aggregated for SND; discuss data, provide analysis, and summarize how the waters have more than speculative or insubstantial effect on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water, etc.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Table 8. (a)(8) Waters

SPOE Name	(a)(8) Waters Name	(a)(1)-(a)(3) Water Name to which this Water has a Significant Nexus	Significant Nexus Determination Identify SPOE watershed; explain how 100-yr floodplain and/or the distance threshold was determined; discuss whether waters were determined to be similarly situated to subject water and aggregated for SND; discuss data, provide analysis, and then summarize how the waters have more than speculative or insubstantial effect the on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water, etc.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Non-Jurisdictional Waters

Default field entry is "N/A". Delete "N/A" and fill out all fields in the table where applicable for waters/features present in the review area.

Table 9. Non-Waters/No Significant Nexus

SPOE Name	Non-(a)(7)/(a)(8) Waters Name	(a)(1)-(a)(3) Water Name to which this Water DOES NOT have a Significant Nexus	Basis for Determination that the Functions DO NOT Contribute Significantly to the Chemical, Physical, or Biological Integrity of the (a)(1)-(a)(3) Water. Identify SPOE watershed; explain how 100-yr floodplain and/or the distance threshold was determined; discuss whether waters were determined to be similarly situated to the subject water; discuss data, provide analysis, and summarize how the waters did not have more than a speculative or insubstantial effect on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Table 10. Non-Waters/Excluded Waters and Features

Paragraph (b) Excluded Feature/Water Name	Rationale for Paragraph (b) Excluded Feature/Water and Additional Discussion.
N/A	N/A
N/A	N/A

Table 11. Non-Waters/Other

Other Non-Waters of U.S. Feature/Water Name	Rationale for Non-Waters of U.S. Feature/Water and Additional Discussion.
2018-1330a (Deep Water Habitat), 2018-1330b (Forested Wetland)	<p>The lagoon system comprised on three interconnected ponds (2018-1330a) and the adjacent forested wetland (2018-1330b) were determined to be non-jurisdictional under the 2015 Rule because they are located outside the 4000-foot threshold of other waters of the U.S., and they are located outside the 100-year floodplain of Little Kickapoo Creek.</p> <p>(See attached topo map and satellite image.)</p>

B50DPEWW Rock Island District: MVR - CEMVR

ORM2 coe-wpcund62dcp

orm_regulator Role Preferences [ORM Home] [ORM Reports] [JD Viewer] Logout

Home Maps Search Create References

Folder Location Aquatic Resources Jurisdiction Impacts/Mitigation Map Letters Documents Contacts Regulators Comments Summary

Help

Successfully Reopened. X

DA Number: MVR-2018-01330-EWW (Destihl Brewery Development)
Applicant: No Applicant Found (Agent: David Brown (Lewis, Yockey & Brown, Inc.))

CWR Aquatic Resource ILLINOIS

Form fields for Aquatic Resource data: 1. Aquatic Resource Name* (2018-1330a), 2. Cowardin System* (Lacustrine), 2.1 Cowardin Class* (L1-LACUSTRINE, LIMNETIC), 3. Aquatic Resource Type* (Other non-jurisdictional waters/features - Outside the distance threshold or 100 yr floodplain), 4. HGM Class (- Please Select a Value -), 5. Local Waterway Name, 6. Measurement Type* (Area), 6.1 Area (5), 6.2 Area Units (Acres), 7. Geometry* (Complete), 7.1 Create/Edit Geometry From* (Enter Coordinates), 7.2 Spatial Reference Type (Lat/Lon), 7.2.1 Coordinate System (Longitude / Latitude (NAD 83)), 7.3 Site Coordinate (Y or Latitude) (40.4543703269227), 7.4 Site Coordinate (X or Longitude) (-88.9768749004087). Includes 'Save & Refine w/CM2 Map' button.

Degrees Minutes Seconds

Latitude: [] [] []
Longitude: [] [] []
Convert to DD button

Commands

Save Finalize Return to List

B50DPEWW Rock Island District: MVR - CEMVR

orm_regulator

[Role](#) [Preferences](#) [\[ORM Home\]](#) [\[ORM Reports\]](#) [\[JD Viewer\]](#) [Logout](#)

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[Help](#)

Successfully Reopened. x

DA Number: MVR-2018-01330-EWW (Destihl Brewery Development)

Applicant: No Applicant Found (Agent: David Brown (Lewis, Yockey & Brown, Inc.))

CWR Aquatic Resource ILLINOIS

1. Aquatic Resource Name*

2. Cowardin System*

2.1 Cowardin Class*

3. Aquatic Resource Type*

4. HGM Class

5. Local Waterway Name

6. Measurement Type*

6.1 Area

6.2 Area Units

7. Geometry*

7.1 Create/Edit Geometry From*

7.2 Spatial Reference Type

7.2.1 Coordinate System

7.3 Site Coordinate (Y or Latitude)

7.4 Site Coordinate (X or Longitude)

(Longitude Negative in Western Hemisphere)

Degrees Minutes Seconds

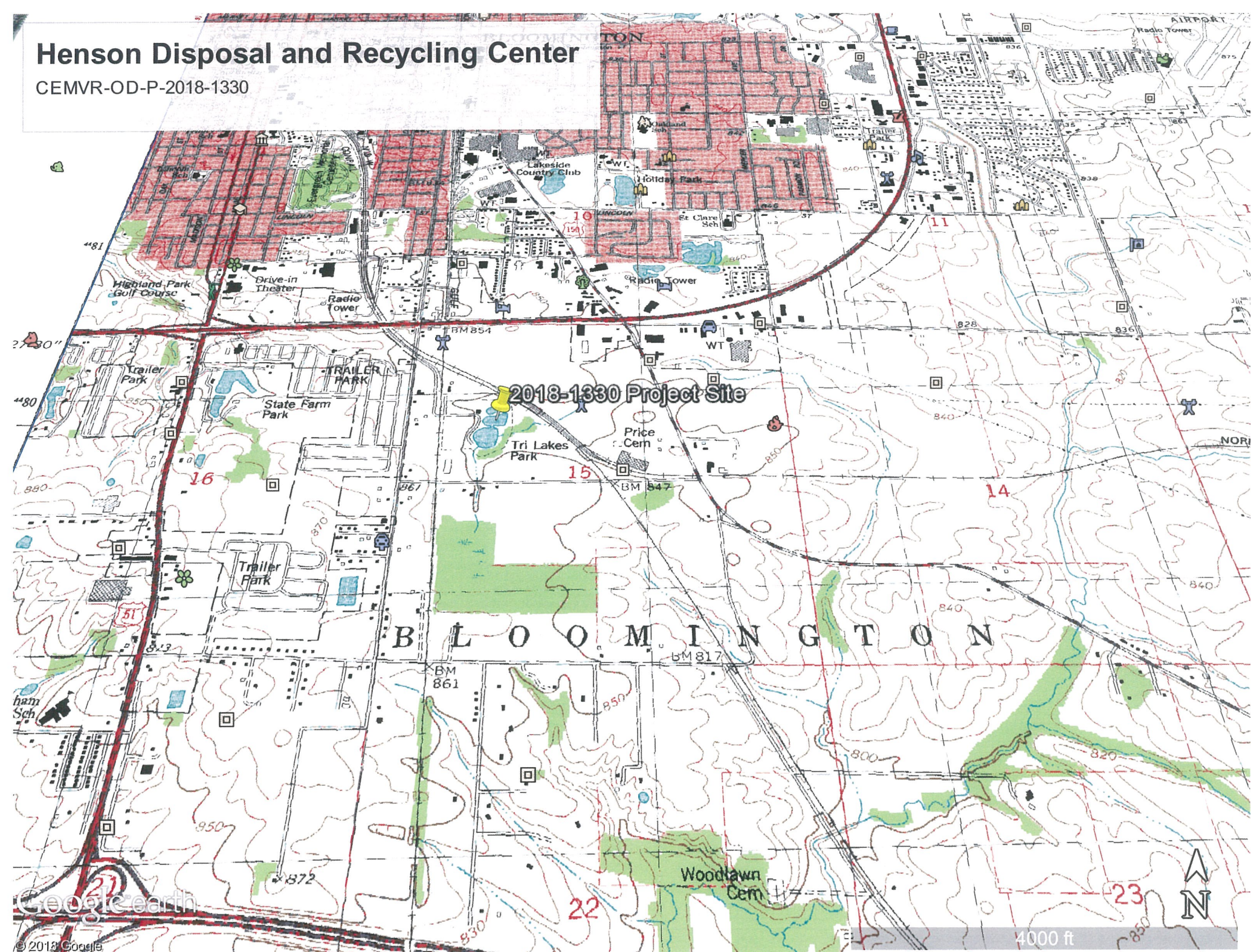
Latitude:

Longitude:

Commands

Henson Disposal and Recycling Center

CEMVR-OD-P-2018-1330



Google Earth

© 2018 Google

4000 ft



Henson Disposal and Recycling Center

CEMVR-OD-P-2018-1330

2018-1330 Project Site

Google earth

© 2018 Google



2000 ft

ATTACHMENT 3

BUILDING PERMIT FROM MCLEAN COUNTY



Department of Building and Zoning
 115 E. Washington RM. M102
 Bloomington, IL 61702-2400
 Phone: (309)888-5160 Fax: (309)888-5768
www.mcleancountyil.gov

McLean County

Building Permit

Permit Number: 2019078

Applicant

Name: Henson Disposal, Inc
Address: PO Box 1058
 Bloomington, IL 61702

Approval Date: 03/22/2019

Phone: 309-261-6893

Parcel

Parcel Number: 21-15-152-010

Address: 2020 Bunn St

Addition:

Legal Description: (EX BEG NW COR LOT 2 : E50.16ft, S285.53ft, W50.04ft N TO POB & EX S500ft W25ft) LOT 2 OWNERS SUB LOT 6 SUB 15-23-2E & PT NW 15-23-2E 19.83 ACRES

Zoning: M-2

BLOOMINGTON, IL 61704-7425

Block: **Lot(s):**

Section/Township/Range: 15 23N 2E

Owner

Name: TKNTK LLC
Address: 2020 Bunn Street
 Bloomington, IL 61704

Phone: 261-6893

Contractor

Fees and Receipts

*Other Fees (\$3.00/each...(Auto) \$100.00

Total Fees: \$100.00
Total Receipts: \$0.00

Description

Structure Use: Commercial

Purpose: Pond

Construction Value: \$10000.00

Health Dept. Info:

Project Description: Pond Accessory to a Storm Water Management Facility

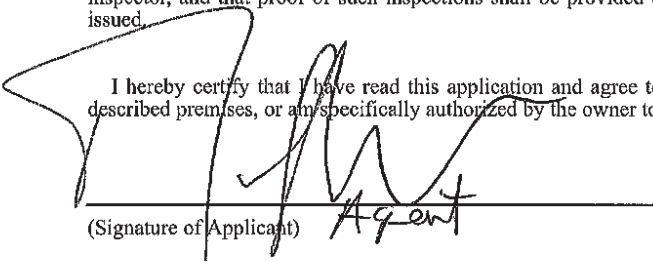
Inspections

Application is hereby made for a PERMIT to construct, erect, alter or move a building structure or land improvement AND an OCCUPANCY PERMIT as required under the Zoning Ordinance or the County of McLean. In making this application, the applicant represents all the preceding statements and any attached plans, drawings and specifications as a true and complete description of the proposed new or altered uses and/or buildings or structures. The applicant agrees that the permit applied for, if granted, is issued on the representations made herein and that any permit issued may be suspended or revoked on any breach of representations or conditions or on any unauthorized changes in plans and/or specifications.

It is understood that any permit issued on this application will not grant any right or privilege to erect, alter or move any building, structure or land improvement or to use any premises for any purpose or in any manner prohibited by the zoning ordinance or by any other ordinances, codes or regulations of the County of McLean; nor will such permit grant any right to violate any other laws or to violate any easement, covenant or other private agreement. It is further understood that unless construction is substantially under way within 180 days (unless this period should be extended by the County Board), the construction permit shall become null and void without notice. It is further understood that an Occupancy Permit must be issued before occupancy or use of the building, structure or land improvement. The applicant agrees to notify the Department of Building and Zoning at the stages of construction stated on the construction permit, if granted; and the applicant further agrees to allow authorized employees of the Department of Building and Zoning to enter upon the premises for the purpose of making inspections at reasonable times during the period of construction and before issuance of an Occupancy Permit.

Excluding Residences and Residential Accessory Buildings, I understand that I am responsible for obtaining state required inspections by a state certified inspector, and that proof of such inspections shall be provided to the McLean County Department of Building and Zoning before an occupancy permit will be issued.

I hereby certify that I have read this application and agree to the terms and conditions stated herein, and I further certify that I am either the owner of the described premises, or am specifically authorized by the owner to sign this application and to agree to such terms and conditions for and on behalf of said owner.



(Signature of Applicant) Agent

Date: 3/22/2019

This permit is issued only for the construction described herein, done according to plans submitted with the application, and is subject to suspension or revocation if construction is not done consistent with said plans and with zoning regulations. The building, structure or land improvement for which this Construction Permit is issued shall not be occupied or used in whole or in part until construction is complete and private covenants which may be applicable to the property or its use.

Applicant shall notify the Director of Building and Zoning when the following stages of construction are reached so that inspections may be made:

1. When foundation is staked out and before any excavating or construction is stated.
2. When foundation is completed
3. When construction is completed and prior to occupancy

Certification is hereby made that this application with a companying plans and specifications for construction on the above-described premises and the proposed use thereof conforms to the applicable regulations of the McLean County Zoning Ordinance. Therefore, this permit is hereby issued.



Building and Zoning Official
McLean County, Illinois

Date: 4/18/19

This permit shall expire unless construction authorized herein is substantially under way within 180 days.

Permit Number: 2019078



Department of Building and Zoning
115 E. Washington RM. M102
Bloomington, IL 61702-2400
Phone: (309)888-5160 Fax: (309)888-5768
www.mcleancountyil.gov

Receipt Record

Receipt Number:

Received From: Lewis Yockey & Brown	Date: 4/18/2019 7:44:04 AM
Permit #: 2019078	Received by: Brad Adams
Amount: \$100.00	
Comments: CK#2759 & CK#2760 / 1668	

Fees:

*Other Fees	\$100.00	
(\$3.00/each...(Auto)		
		\$100.00

Receipt Issued By: _____

McLEAN COUNTY
Department of
BUILDING AND ZONING
 115 E. Washington St. - Room M-102
 P.O. Box 2400 • Bloomington, IL 61702-2400
 (309) 888-5160 • FAX (309) 888-5768

Customer's Order No. <i>BP-19-78</i>		Date <i>March 22, 2019</i>	
Name <i>Lewis, Yocky & Brown, Inc. / Hanson Disposal</i>			
Address <i>505 N. Main St., Bloomington</i>			
SOLD BY	CASH	C.O.D.	CHARGE
			ON ACCT.
			MOSE. RETD.
			PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT
<i>1</i>	<i>ford accessory to a storm water management facility</i>		<i>100.00</i>
	<i>CR# 2759 - \$30.00</i>		
	<i>CR# 2760 - \$70.00</i>		
	TAX		
	TOTAL		<i>100.00</i>
0001668		Rec'd by <i>[Signature]</i>	

All claims and returned goods MUST be accompanied by this bill.

GS-203-2 PRINTED IN U.S.A.

Thank You



ATTACHMENT 4

PRELIMINARY PLAN

PRELIMINARY PLAN HDI SUBDIVISION

A PART OF THE NW1/4 OF SECTION 15, T.23N., R.2E.,
3 P.M., McLEAN COUNTY, ILLINOIS

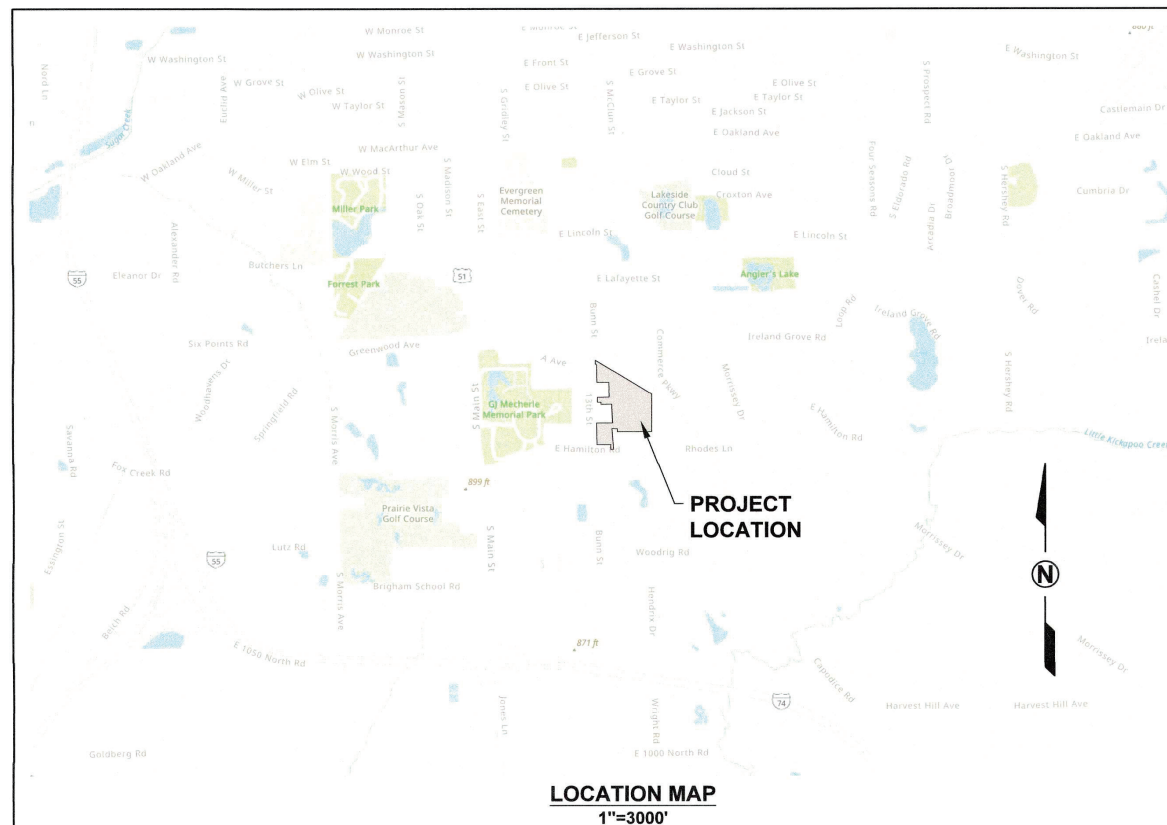
Legal Description of Subject Premises

A part of Lot 1 in the Subdivision of the NW¼ of Section 15; a part of Lot 2, 3, 4 and 5 in Re-Survey of the W½ of the NW¼ of Section 15; a part of Lot 2 in Owner's Subdivision in the NW¼ of Section 15; a part of the Illinois Central Gulf Railroad Company's abandoned Amboy District right of way in the NW¼ of Section 15; Lot 2 and 3 in Flatbush Subdivision in the NW¼ of Section 15; all of Tri Lakes Road right of way in the NW¼ of Section 15 vacated in Document No. 2017-13365 in the McLean County Recorder of Deeds Office; all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of the NW¼ of said Section 15 also being the southwest corner of Lot 5 in Re-Survey of the W½ of the NW¼ of said Section 15; thence N.02°-53'-43"W. 165.00 feet on the west line of said Lot 5 and west line of the NW¼ of said Section 15 to the Point of Beginning; thence continuing N.02°-53'-43"W. 540.53 feet on the west line of Lot 5 and 4, being the west line of the NW¼ of said Section 15; thence N.84°-51'-14"E. 415.42 feet to the west line of Lot 2 in Flatbush Subdivision, recorded as Document No. 2004-1254 in the McLean County Recorder of Deeds Office, lying 66 feet west of the centerline of the former Illinois Central Gulf Railroad Company's Amboy District main track and right of way; thence N.05°-08'-46"W. 429.71 feet on said west line of Lot 2 in Flatbush Subdivision; thence S.87°-06'-17"W. 274.18 feet on the westerly line of said Lot 2 and westerly extension thereof parallel with the south line of Lot 3 in said Flatbush Subdivision; thence N.02°-53'-43"W. 49.98 feet to the south line of said Lot 3 in Flatbush Subdivision; thence S.87°-06'-17"W. 84.04 feet to the southwest corner of said Lot 3 in Flatbush Subdivision; thence N.02°-53'-43"W. 189.41 feet to the northwest corner of said Lot 3 in Flatbush Subdivision; thence N.88°-59'-48"E. 309.36 feet to the northeast corner of said Lot 3 in Flatbush Subdivision; thence N.05°-08'-46"W. 385.71 feet on the west line of Tri Lakes Road right of way as occupied and described in Deed Book 732, Page 241 and as vacated in Document No. 2017-13365 in the McLean County Recorder of Deeds Office, said west line lying 106 feet west of the centerline of the former Illinois Central Gulf Railroad Company's Amboy District main track and right of way; thence S.88°-17'-15"W. 334.10 feet to the west line of Lot 3 in Re-Survey of the W½ of the NW¼ of said Section 15, also being the west line of the NW¼ of Section 15; thence N.02°-53'-43"W. 480.92 feet on the west line of Lot 3 and Lot 2 in Re-Survey of the W½ of the NW¼ of Section 15, to the northeast corner of Lot 8 in School Commissioners Subdivision in the NE¼ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian; thence N.02°-41'-19"W. 109.54 feet on the west line of Lot 2 in Re-Survey of the W½ of the NW¼ of Section 15 to the southerly right of way line of the former Peoria and Eastern Railway Company; thence S.57°-41'-19"E. 285.07 feet on said south right of way line of the former Peoria and Eastern Railway Company; thence S.62°-12'-59"E. 529.35 feet on said right of way line; thence southeasterly on said right of way line 836.14 feet on a curve concave to the southwest having a radius of 5,679.58 feet, central angle of 08°-26'-06" and chord of 835.39 feet bearing S.58°-06'-32"E. from the last described course to the north line of Lot 2 in Owner's Subdivision in the NW¼ of said Section 15 according to the Plat thereof recorded in Plat Book 9, Page 82 in the McLean County Recorder of Deeds Office; thence southeasterly 66.66 feet on a curve concave to the southwest having a central angle of 00°-40'-21", radius of 5,679.58 feet and a chord of 66.66 feet bearing S.56°-10'-13"E. from the chord of the last described arc to the east line of said Lot 2 in Owner's Subdivision; thence S.02°-31'-47"E. 920.11 feet to the south line of said Lot 2; thence S.87°-25'-14"W. 882.23 feet to the southwest corner of said Lot 2 on the east line of Lot 1 in said Flatbush Subdivision; thence N.05°-08'-46"W. 83.55 feet to the southeast corner of Lot 2 in said Flatbush Subdivision; thence S.84°-51'-14"W. 141.00 feet to the southwest corner of said Lot 2, also being the northeast corner of Lot 1 in said Flatbush Subdivision; thence S.05°-08'-46"E. 577.73 feet on the west line of said Lot 1 and southerly extension thereof to south line of the said NW¼ of Section 15 lying 9.01 feet east of the southeast corner of Lot 5 in said Re-Survey of the W½ of the NW¼ of Section 15; thence S.87°-25'-14"W. 59.00 feet on the south line of said Lot 5 and south line of the NW¼ of Section 15; thence N.05°-08'-46"W. 165.17 feet; thence S.87°-25'-14"W. 353.06 feet to the Point of Beginning, containing 41.72 acres, more or less, with assumed bearings given for description purposes only.

OWNER: **TKnTK, LLC**
2148 TRI LAKES ROAD
BLOOMINGTON, IL 61704
ATTN: TOM KIRK
PHONE: 309.261.6893

DEVELOPER: **HENSON DISPOSAL, LLC**
2148 TRI LAKES ROAD
BLOOMINGTON, IL 61704
ATTN: TOM KIRK
PHONE: 309.261.6893

ATTORNEY: **RICHARD M. GUERARD, ESQ.**
310 S COUNTY FARM ROAD, SUITE H
WHEATON, IL 60187-2406
ATTN: RICHARD M. GUERARD
PHONE: 630.698.4700



LEGEND	
	BOUNDARY OF SUBJECT PREMISES
	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	EASEMENT LIMITS
	CORPORATE LIMITS
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING SANITARY MANHOLE
	EXISTING SEPTIC FIELD
	EXISTING SANITARY SEWER
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MAIN MANHOLE
	EXISTING WELL
	EXISTING WATER MAIN
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING STORM SEWER
	EXISTING LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
	HANDHOLE
	TELEPHONE PEDESTAL
	FIBER VAULT
	OVERHEAD ELECTRIC
	GAS VALVE
	GAS MANHOLE
	GAS
	SIGN
	MAILBOX
	AIR CONDITIONING UNIT
	SATELLITE DISH
	EXISTING BOLLARD
	WOODEN POST
	GATE POST
	SEPTIC TANK
	CISTERN
	LANDSCAPED AREA
	DECIDUOUS TREE
	EXISTING GUARDRAIL
	EXISTING GRAVEL
	EXISTING ASPHALT
	EXISTING WATER
	EXISTING CONTOUR
	EXISTING FLOOD ROUTE
	FRONT YARD SETBACK - 40' TYPICAL
	PROPOSED EASEMENT LIMITS
	PROPOSED OR EXISTING INVERT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY SEWER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER SERVICE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED LIGHT POLE
	PROPOSED PAVEMENT ELEVATION
	PROPOSED PAVEMENT SLOPE
	PROPOSED FLOOD ROUTE
	PROPOSED DIRECTION OF DRAINAGE

PRELIMINARY PLAN NOTES

- THIS SUBJECT PROPERTY CONTAINS 41.72 ACRES WHICH IS ZONED M-2 IN MCLEAN COUNTY. THE SUBDIVISION SHALL CONSIST OF SIX (6) LOTS, ONE OUTLOT, AND A NEW PUBLIC STREET TO BE KNOWN AS HDI COURT. COMPARABLE ZONING CLASSIFICATION IN THE CITY OF BLOOMINGTON REQUIRES ZERO-FOOT SETBACK. THE PROPERTY WILL NOT BE ANNEXED TO THE CITY OF BLOOMINGTON AT THIS TIME.
- TOPOGRAPHIC INFORMATION IS SHOWN AT ONE-FOOT (1-FOOT) CONTOUR INTERVAL AS DETERMINED BY AERIAL FIELD SURVEY METHODS PROVIDED BY CIVIL & ENVIRONMENT CONSULTANTS, INC. DATED APRIL 2022.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 17113C0503E REVISED JULY 16, 2008.
- HDI COURT WILL BECOME A PUBLIC STREET UPON APPROVAL OF CONSTRUCTION AND ACCEPTANCE FOR MAINTENANCE BY BLOOMINGTON TOWNSHIP AND THE MCLEAN COUNTY ENGINEER.
- PROPOSED SANITARY SEWERS AND WATER MAINS WILL BECOME A PUBLIC FACILITY UPON APPROVAL OF CONSTRUCTION AND ACCEPTANCE FOR MAINTENANCE BY THE CITY OF BLOOMINGTON.
- PROPOSED STORM SEWERS WILL BECOME A PUBLIC FACILITY UPON APPROVAL OF CONSTRUCTION AND ACCEPTANCE FOR MAINTENANCE BY BLOOMINGTON TOWNSHIP AND THE MCLEAN COUNTY ENGINEER. THE PROPOSED STORM SEWER THAT RUNS FROM LOT 1 EAST ACROSS LOT 2 SHALL BE MAINTAINED BY THE OWNER.
- PROPOSED OUTLOT A WILL SERVE AS PRIVATE STORM WATER DETENTION FOR LOTS 1-5 AND IN PART FOR LOT 6. LOT 6 CONTAINS A STORM WATER DETENTION BASIN PREVIOUSLY APPROVED BY MCLEAN COUNTY FOR AN ONGOING CONCRETE BATCH PLANT OPERATION. PRIVATE STORM WATER DETENTION BASINS ON OUTLOT A AND LOT 6 SHALL BE MAINTAINED BY THE OWNER. DRAINAGE CALCULATIONS FOR MODIFICATION OF THE EXISTING TRI LAKES WATER IMPOUNDMENT PERTAINING TO STORM WATER DETENTION WILL BE SUBMITTED TO MCLEAN COUNTY FOR REVIEW AND APPROVAL WITH CONSTRUCTION PLANS FOR THE SUBDIVISION.
- FINAL DRAINAGE CALCULATIONS, CROSS SECTIONS OF PROPOSED DRAINAGE WAYS, LOT DRAINAGE, AND EROSION CONTROL PLAN WILL BE SUBMITTED AS PART OF THE CONSTRUCTION PLANS TO BE APPROVED BY MCLEAN COUNTY.
- THE SUBJECT PREMISES SUBDIVISION IS ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON. PUBLIC IMPROVEMENTS, INCLUDING STORM WATER DETENTION REQUIREMENTS AND FINAL PAVEMENT DESIGN, WILL MEET THE CITY OF BLOOMINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE HDI COURT AND BUNN STREET INTERSECTION GEOMETRICS SHALL BE DETERMINED AS PART OF THE CONSTRUCTION PLANS. THE CONSTRUCTION PLANS SHALL BE APPROVED BY THE CITY OF BLOOMINGTON.

PRELIMINARY PLAN WAIVERS REQUESTED

- A WAIVER IS REQUESTED TO ALLOW PUBLIC STREETS TO BE CONSTRUCTED WITH SIDEWALK ON ONE SIDE OF THE STREET ONLY ALONG HDI COURT. THE SIDEWALK WILL BE CONSTRUCTED ON THE NORTH SIDE OF HDI COURT.

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY
THE COMMITTEE OF THE MCLEAN COUNTY BOARD

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAN OF THE SUBDIVISION SHOWN HEREON IS RECOMMENDED BY COMMITTEE OF THE COUNTY BOARD, COUNTY OF MCLEAN, ILLINOIS, FOR COUNTY BOARD APPROVAL WITH THE MODIFICATIONS (IF ANY) AS NOTED IN ATTACHMENT A WHICH IS ATTACHED HERETO.

THE COUNTY BOARD OF MCLEAN COUNTY, ILLINOIS
DATE February 7th, 2023
BY [Signature]
CHAIRPERSON
BY [Signature]
SECRETARY

RECEIVED
FEB 01 2023
ZONING

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	COMPREHENSIVE PLAN
3-6	UTILITY PLAN

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY
THE COUNTY BOARD OF MCLEAN COUNTY, ILLINOIS

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAN OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE COUNTY BOARD, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH THE REQUIREMENTS OF QUALIFICATION GOVERNING THE APPROVAL OF PRELIMINARY PLANS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, AS NOTED ON ATTACHMENT A WHICH IS ATTACHED HERETO, THE COUNTY BOARD WILL RECEIVE THE FINAL PLAT OF SUCH SUBDIVISION OR PORTION THEREOF FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THE RESOLUTION.

THE COUNTY BOARD OF MCLEAN COUNTY, ILLINOIS
DATE February 7th, 2023
BY [Signature]
COUNTY BOARD CHAIRMAN
DATE February 6th, 2023

ATTEST BY [Signature]
COUNTY CLERK
DATE Feb 16th, 2023

BENCHMARKS:		
NO.	DESCRIPTION	ELEVATION
1	T/FH @ SW CORNER BUNN/HAMILTON	866.01
2	SPINDLE SET IN PP - N SIDE OF PARKING AREA WEST OF TRI LAKES CLUBHOUSE BUILDING	852.84

DAVID P. BROWN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2725, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION.

DAVID P. BROWN
IPLS NO. 2725
DATE 09/06/2022



THIS PRELIMINARY PLAT WAS PREPARED BY LEWIS, YOCKEY & BROWN, INC., 505 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS.

ERIN L. ESTABROOK
ILPE NO. 51348
DATE 09/06/2022



Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

REVISED	
11/29/2022	-
12/20/2022	-
01/18/2023	-
01/26/2023	-

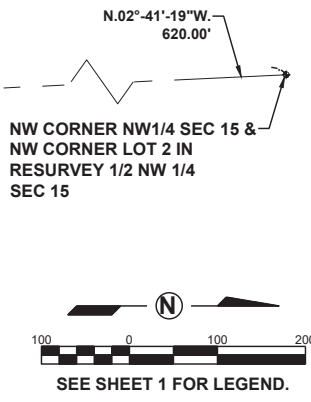
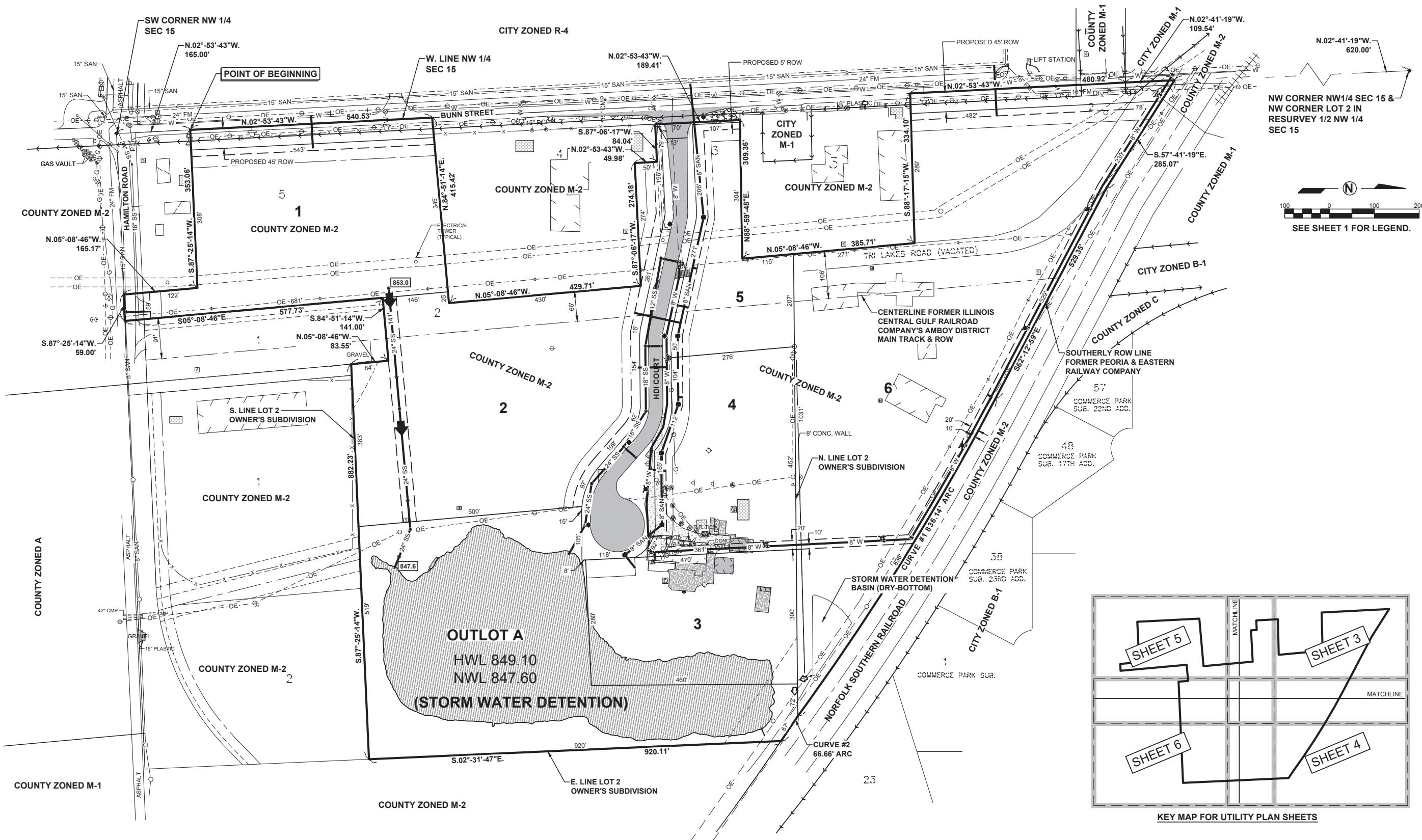
BK. -
DRN. ELE
DSN. ELE
APP. DPB

HDI SUBDIVISION
BUNN STREET, MCLEAN COUNTY, ILLINOIS
PRELIMINARY PLAN
COVER SHEET

SHEET
1
OF: 3
JOB #:
4920.07

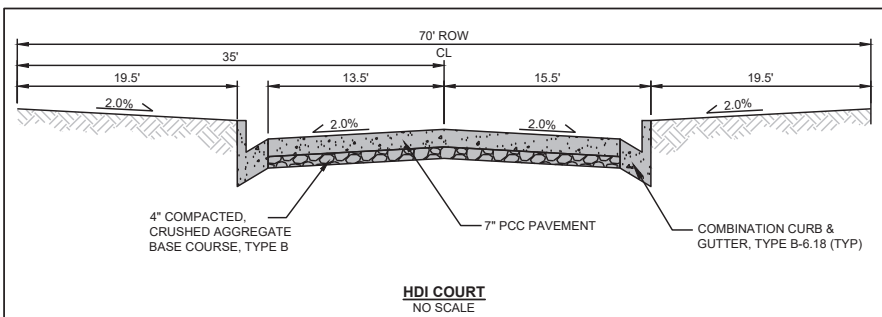
REVISED	-
11/29/2022	-
12/20/2022	-
01/16/2023	-
BK.	-
DRN.	JSB/ELE
DSN.	LDV/ELE
APP.	DPB

**HDI SUBDIVISION
 BUNN STREET, MCLEAN COUNTY, ILLINOIS
 PRELIMINARY PLAN
 COMPREHENSIVE PLAN**



ALL EXISTING BUILDINGS, AGGREGATE PAVEMENT, ASPHALT PAVEMENT, AND CONCRETE PAVEMENT ARE TO BE REMOVED ON LOTS 3, 4, AND 5. WELLS AND SEPTIC SYSTEM ELEMENTS ON LOTS 2, 3, 4, AND 6 SHALL BE ABANDONED IN ACCORDANCE WITH MCLEAN COUNTY HEALTH DEPARTMENT REGULATIONS.

BOUNDARY CURVE CURVE #1 DATA	BOUNDARY CURVE CURVE #2 DATA
Δ = 08°-26'-06"	Δ = 00°-40'-21"
R = 5679.58'	R = 5679.58'
L = 836.14'	L = 66.66'
T = 418.83'	L = 33.33'
C = 835.39'	C = 66.66'
CB = S.58°-06'-32"E.	CB = S.56°-10'-13"E.



REVISED	-
11/29/2022	-
12/20/2022	-
01/16/2023	-
BK.	-
DRN.	JSB/ELE
DSN.	LDV/ELE
APP.	DPB

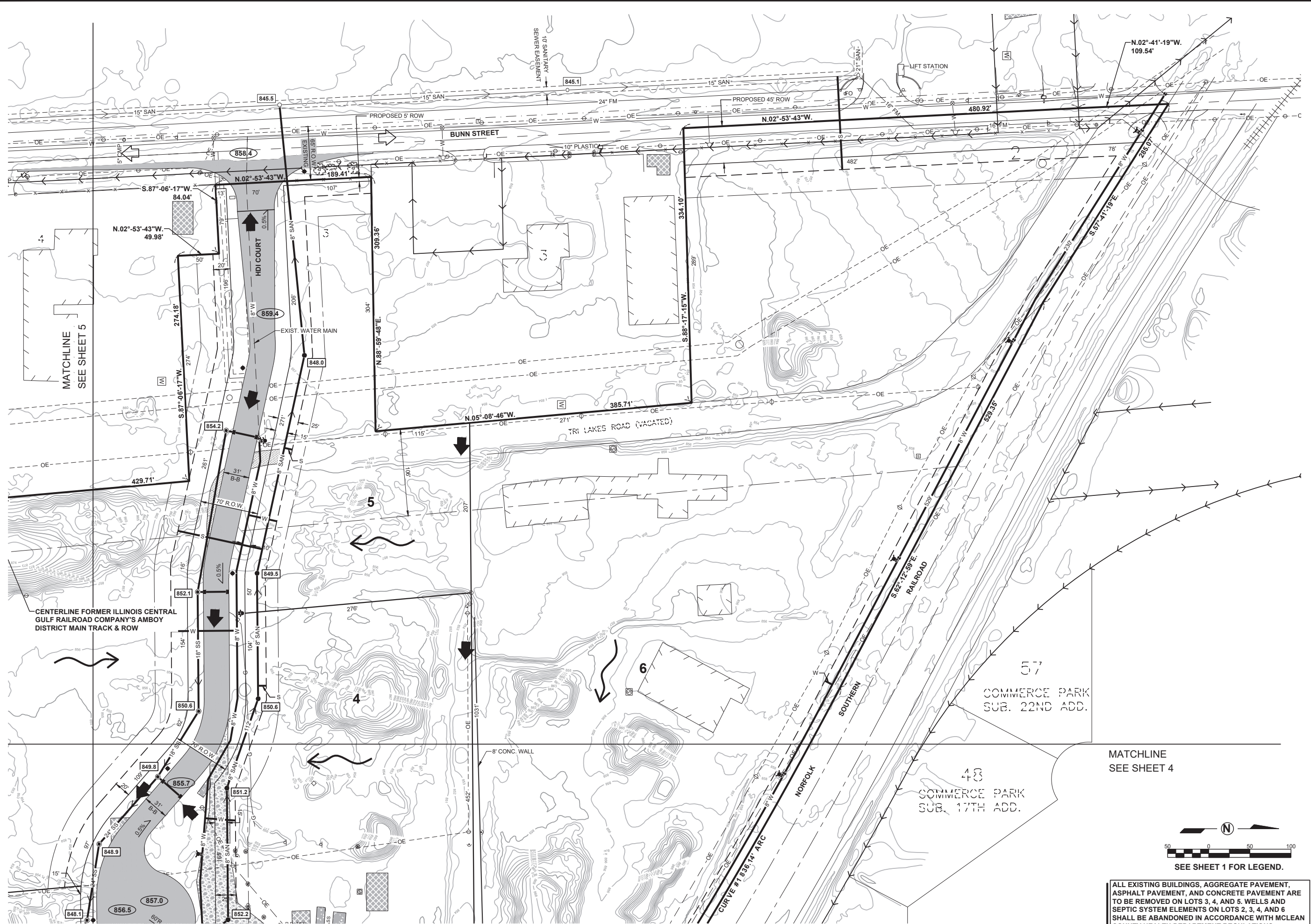
HDI SUBDIVISION
 BUNN STREET, MCLEAN COUNTY, ILLINOIS
 PRELIMINARY PLAN
 UTILITY PLAN

SHEET

3

OF: 6
 JOB #:

4920.07



MATCHLINE
 SEE SHEET 4



SEE SHEET 1 FOR LEGEND.

ALL EXISTING BUILDINGS, AGGREGATE PAVEMENT, ASPHALT PAVEMENT, AND CONCRETE PAVEMENT ARE TO BE REMOVED ON LOTS 3, 4, AND 5. WELLS AND SEPTIC SYSTEM ELEMENTS ON LOTS 2, 3, 4, AND 6 SHALL BE ABANDONED IN ACCORDANCE WITH MCLEAN COUNTY HEALTH DEPARTMENT REGULATIONS.

MATCHLINE
 SEE SHEET 5

CENTERLINE FORMER ILLINOIS CENTRAL GULF RAILROAD COMPANY'S AMBOY DISTRICT MAIN TRACK & ROW

COMMERCE PARK SUB. 22ND ADD.

COMMERCE PARK SUB. 17TH ADD.

REVISED	-
11/29/2022	-
12/20/2022	-
01/16/2023	-
BK:	-
DRN:	JSB/ELE
DSN:	LDY/ELE
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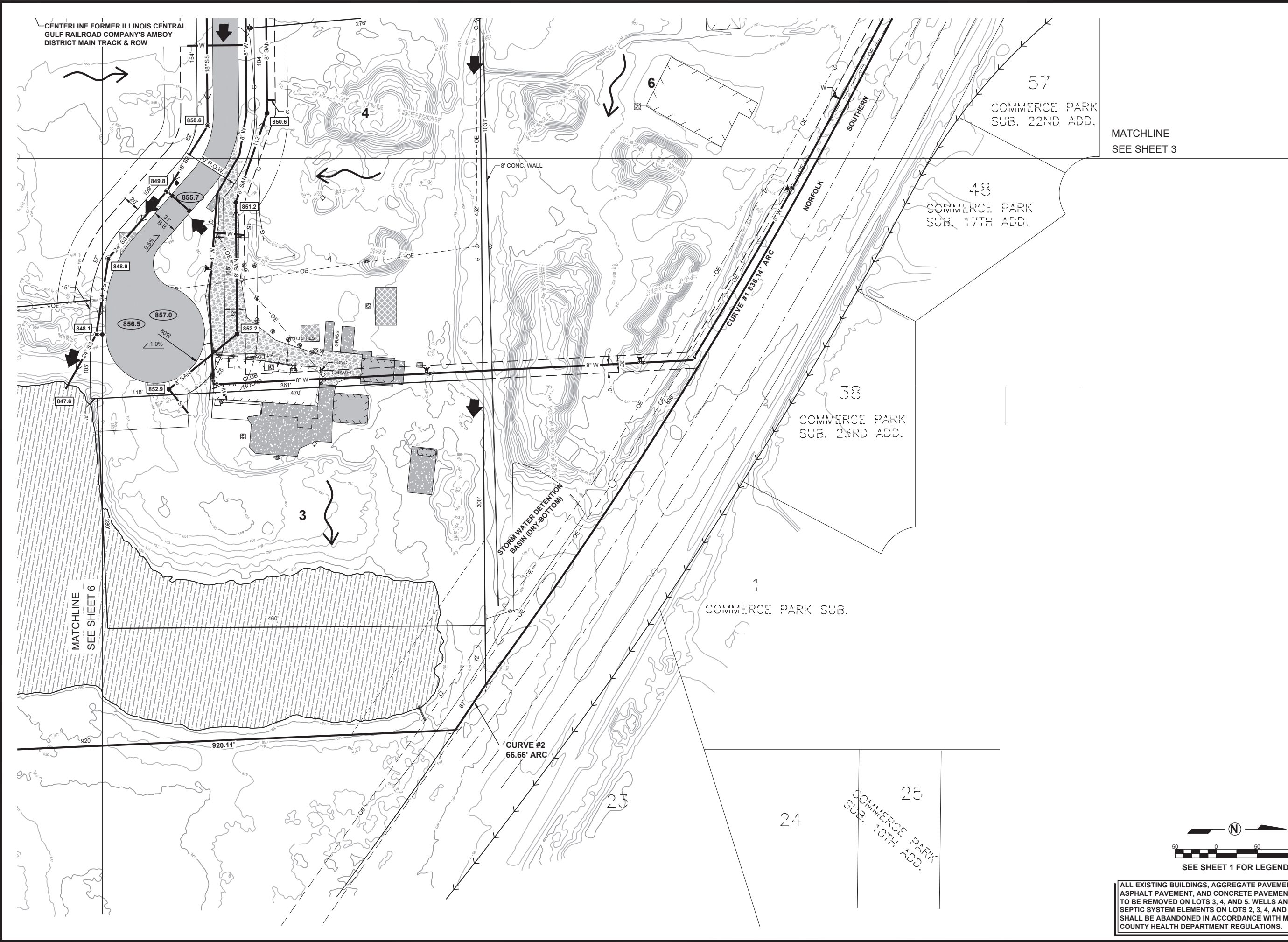
HDI SUBDIVISION
 BUNN STREET, MCLEAN COUNTY, ILLINOIS
 PRELIMINARY PLAN
 UTILITY PLAN

SHEET

4

OF: 6
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4920.07



MATCHLINE
 SEE SHEET 3

57
 COMMERCE PARK
 SUB. 22ND ADD.

48
 COMMERCE PARK
 SUB. 17TH ADD.

38
 COMMERCE PARK
 SUB. 23RD ADD.

1
 COMMERCE PARK SUB.

24
 25
 COMMERCE PARK
 SUB. 10TH ADD.



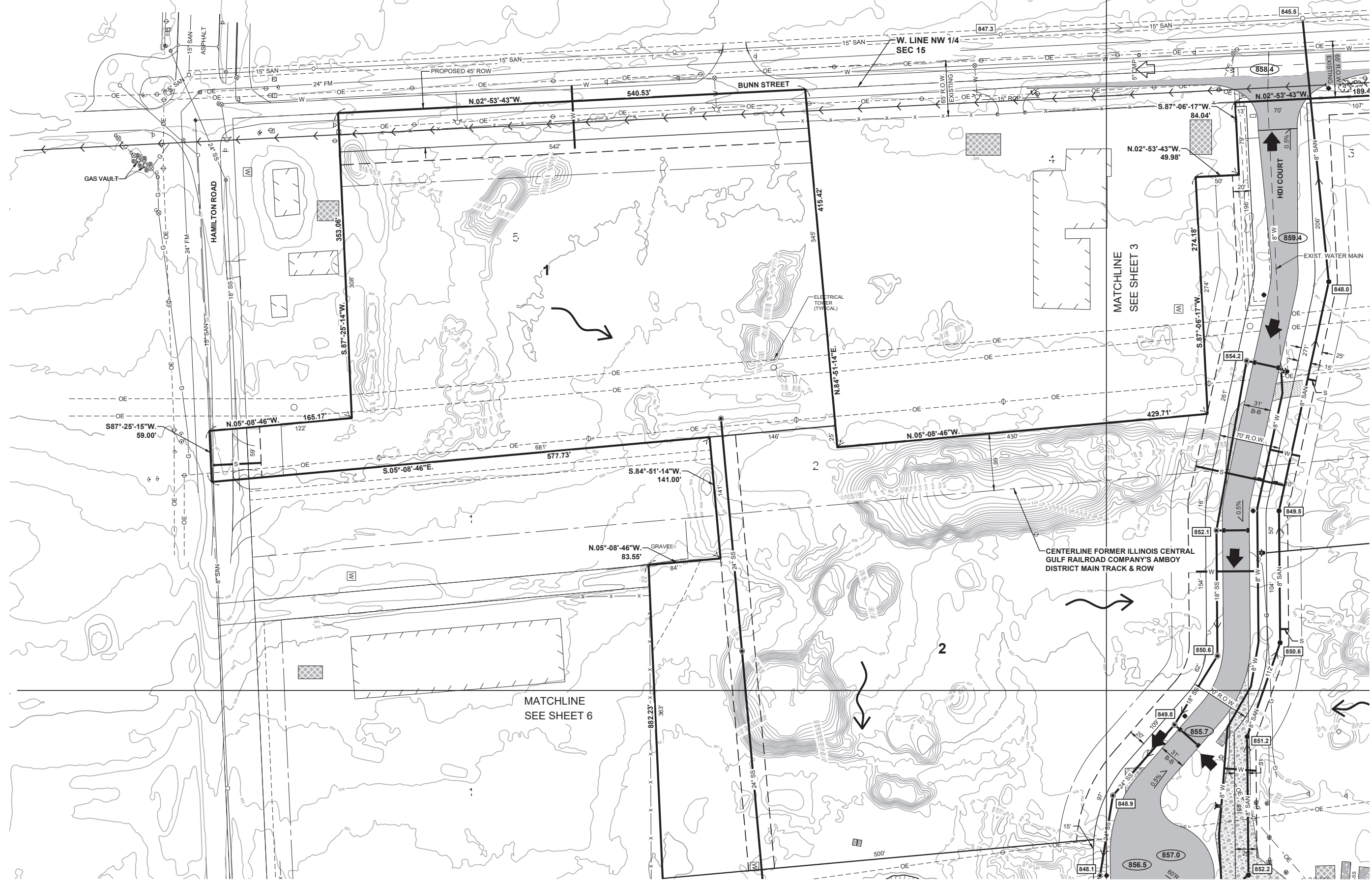
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HDI SUBDIVISION
 BUNN STREET, MCLEAN COUNTY, ILLINOIS
 PRELIMINARY PLAN
 UTILITY PLAN

SHEET
5
 OF: 6
 JOB #: 4920.07

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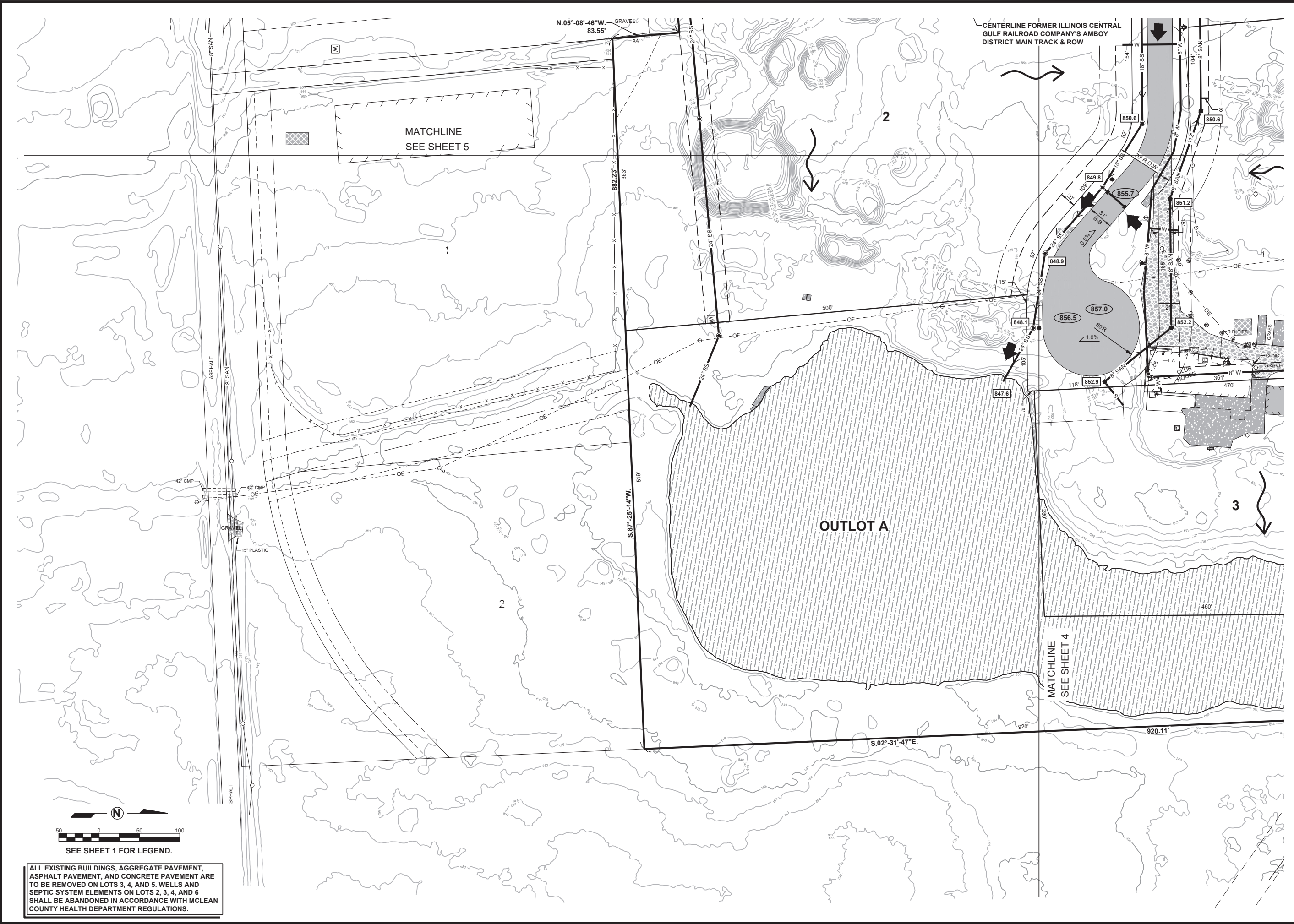
**HDI SUBDIVISION
 BUNN STREET, MCLEAN COUNTY, ILLINOIS
 PRELIMINARY PLAN
 UTILITY PLAN**

SHEET

6

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