

Stormwater Pollution Prevention Plan

For Construction Activities At:

Seasons at Crest Hill
Southeast corner of Renwick and Weber Road.
Crest Hill, Illinois 60435

SWPPP Prepared For:

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SWPPP Preparation Date:

01/ 14 / 2026

Estimated Project Dates:

Project Start Date: 08/01/26
Project Completion Date: 11/01/27

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SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project/Site Information

Project/Site Name: Seasons at Crest Hill

Project Street/Location: Southeast corner of Renwick and Weber Road.

City: Crest Hill

State: IL

ZIP Code: 60435

County or Similar Subdivision: Will County

Latitude/Longitude (Use **one** of three possible formats, and specify method)

Latitude:

Longitude:

41°35'36" (degrees, minutes, seconds)

-88°07'12" (degrees, minutes, seconds)

Method for determining latitude/longitude:

USGS topographic map (specify scale: _____) EPA Web site GPS
 Other (please specify): Google Maps

Is the project located in Indian country? Yes No

If yes, name of Reservation, or if not part of a Reservation, indicate "not applicable."

Not Applicable

Is this project considered a federal facility? Yes No

NPDES project or permit tracking number*: N/A

**(This is the unique identifying number assigned to your project by your permitting authority after you have applied for coverage under the appropriate National Pollutant Discharge Elimination System (NPDES) construction general permit.)*

1.2 Contact Information/Responsible Parties

Owner:

FRED-Crest Hill HC, LLC

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Contractor:

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Subcontractor(s):

T.B.D.

Subcontractor(s):

T.B.D.

Subcontractor(s):

T.B.D.

Emergency 24-Hour Contact:

T.B.D.

1.3 Nature and Sequence of Construction Activity

The scope of work for this project includes the construction of ten (10) 18-unit multi-family buildings, four (4) 20-unit buildings, a clubhouse, and associated parking and utilities. The site is located at the southeast corner of Renwick and Weber Road in the Village of Cresthill, McHenry County, Illinois. The construction site will disturb approximately 15.81 acres of the 15.81-acre site and 1.27 acres off-site. The site is currently vacant with minimal vegetation. The site is surrounded by various existing retail businesses such as a bank and a gas station. To the northeast is Lewis University Airport. To the south is an existing residential neighborhood. The site construction activities will consist of topsoil stripping, clay excavation, clay fill, grading activities, installation of erosion and sedimentation controls, utility excavation, parking lot paving, and building construction.

What is the function of the construction activity?

Residential Commercial Industrial Road Construction Linear Utility
 Other (please specify):

Estimated Project Start Date: 11/01/26

Estimated Project Completion Date: 8/01/28

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

Soil type(s):

According to the USDA Natural Resources Conservation Service the site consists of six types of soil classified as: Ashkum silty clay loam and Symerton silt loam.

Slopes:

The existing landscape regions have slopes varying from 0 to 5 percent. The proposed conditions will have slopes from 1 to 5 percent in the parking lot and 2 to 25 percent in the landscape regions.

Drainage Patterns:

In the existing conditions the majority of the site slopes towards the south. In the proposed conditions, this drainage pattern will route water to storm sewer structures after which it will then be carried to a system of existing retention ponds to the south of the existing residential neighborhood. Inlets and manholes will collect the storm water and convey runoff into retention ponds.

Vegetation:

The existing site is covered in Kentucky Blue Grass. The proposed landscaping will consist of trees, shrubs, perennials, and grasses. Disturbed areas to be vegetated will receive topsoil and seeding or sod for final stabilization.

1.5 Construction Site Estimates

The following are estimates of the construction site.

Total project area:	15.81 acres
Construction site area to be disturbed:	15.81 acres
Percentage impervious area before construction:	0.0 %
Runoff coefficient before construction:	0.45
Percentage impervious area after construction:	30.4 %
Runoff coefficient after construction	0.66

1.6 Receiving Waters

Description of receiving waters:

The ultimate receiving water for the pre- and post-construction runoff is the Desplaines River. The proposed storm water will enter a series of inlets and manholes onsite and flow to the detention basins.

Description of impaired waters or waters subject to TMDLs:

According to the Illinois Integrated Water Quality Report and the Section 303(d) List (2022) as published by the Illinois EPA, the section of the Desplaines River that receives runoff from this site was analyzed by the IEPA. The Desplaines was analyzed for fish consumption and aquatic life. The potential causes of impairment include aldrin, arsenic, cause unknown, chromium, lindane, methoxychlor, phosphorus, mercury, polychlorinated biphenyls (PCBS), and fecal coliform. The IEPA has indicated that this portion of the river is of Medium priority.

1.7 Site Features and Sensitive Areas to be Protected

There is no flood plains or wetlands on site. Silt fence will be installed at the boundary of the site anywhere water would flow off. The contractor shall restrict all construction to the proposed construction limits and ensure that all stormwater runoff is treated prior to leaving the site.

1.8 Potential Sources of Pollution

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing operations
- Grading and site excavation operations
- Vehicle tracking

- Topsoil stripping and stockpiling
- Landscaping operations

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Areas – small fueling activities, minor equipment maintenance, sanitary facilities, and hazardous waste storage.
- Material Storage Area – general building materials, solvents, adhesives, paving materials, paints, aggregates, trash, etc.
- Construction Activity - paving, curb/gutter installation, concrete pouring/mortar/stucco, and building construction/demolition.
- Concrete washout area.

Trade Name Material	Stormwater Pollutants	Location
Fertilizer	Nitrogen, Phosphorous	Newly seeded areas
Asphalt	Oil, Petroleum distillates	Streets and Parking lot
Concrete	Limestone, sand, PH, Chromium	Curb & Gutter, Building construction
Paints	Metal oxides, Stoddard solvent, talc, Calcium carbonate, arsenic	Building Construction
Curing Compounds	Naphtha	Curb & Gutter
Wood preservatives	Stoddard solvent, Petroleum distillates, arsenic, copper, chromium	Timber pads & building construction
Hydraulic oil/fluids	Mineral Oil	Leaks or broken hoses from equipment
Diesel Fuel	Petroleum distillates, oil & grease, Naphthalene, xylenes	Secondary containment/staging area
Sanitary Toilets	Bacteria, parasites, and viruses	Staging Area

1.9 ***Endangered Species Certification***

Are endangered or threatened species and critical habitats on or near the project area?

Yes No

Describe how this determination was made:

The Illinois Department of Natural Resources Consultation Agency Action Review, attached in Appendix K, dated September 03, 2025, states that the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area

Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

1.10 Historic Preservation

Are there any historic sites on or near the construction site?

Yes No

Describe how this determination was made:

The Illinois Historic Preservation Agency Letter, attached in Appendix K, dated September 29, 2025 states that no historic, architectural, or archaeological sites exist within the project area.

1.11 Applicable Federal, Tribal, State or Local Programs

The Illinois General Permit requires that an Incidence of Non-Compliance (ION) be filed to report any violation of the SWPPP observed during an inspection conducted, including those not required by the Plan. The IEPA must be notified within 24 hours of any violation via email at epa.swnoncomp@illinois.gov, telephone or fax. The ION form attached in Appendix E, must be submitted to the IEPA within five days of a violation.

1.12 Maps

Please refer to Sheets 3-4 (“Soil Erosion and Sedimentation Control Plan and Details”), of the plan set titled “SEASONS AT CREST HILL” by Manhard Consulting, Ltd.

SECTION 2: EROSION AND SEDIMENT CONTROL BMPs

2.1 Minimize Disturbed Area and Protect Natural Features and Soil

The construction will occur according to the construction sequence shown in Section 2.2. Approximately 15.81 acres will be disturbed on site, and approximately 1.27 acres will be disturbed off site. Silt fence is proposed along the perimeter of the area of disturbance at areas of downstream flow to prevent sediment-laden runoff from leaving the site. Soil excavation and fill operations will take place to meet proposed grades. Topsoil will be separated and stockpiled prior to re-spread. All soil stockpiles will be surrounded with silt fence.

2.2 Phase Construction Activity

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB-GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

2.3 *Stabilize Soils*

Temporary Stabilization

BMP Description: Temporary stabilization will be required over any region that will remain inactive for a period of fourteen (14) days or more unless stabilization is precluded by snow cover from when activities ceased. The temporary stabilization will help reduce runoff and erosion until permanent vegetation is established.

<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary
Installation Schedule:	Temporary seed mixture shall be applied in accordance with the Soil Protection Chart, on portions of the site that will require temporary stabilization, no more than one (1) day after the construction activity has ceased when earth disturbing activities will cease for more than 14 days. In order for an area or stockpile to be temporarily stabilized, seed must germinate, grow, and provide a minimum of 70% vegetative density.
Maintenance and Inspection:	Inspections must occur at least once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event. Areas must be watered, fertilized, and reseeded as needed to maintain a minimum of 70% vegetative density.
Responsible Staff:	TBD

Permanent Stabilization

BMP Description: Permanent stabilization using seed mixes and sod will be provided immediately after the completion of all other construction events, and shall be completed as soon as possible.

<input checked="" type="checkbox"/> Permanent	<input type="checkbox"/> Temporary
Installation Schedule:	Disturbed areas shall be stabilized with seeding or sod within fourteen (14) days of completion of disturbance and grass sown as necessary to re-establish vegetation for control of siltation and soil erosion.
Maintenance and Inspection:	Inspections must occur at least once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event during construction. Maintenance includes watering, fertilizing, and reseeding as needed to maintain a minimum of 70% vegetative density. Once construction is complete, the permanent stabilization will be monitored until final stabilization is reached. Final stabilization is reached when 70% of the ground cover is permanently stabilized.
Responsible Staff:	TBD

2.4 Protect Slopes

Erosion Control Blanket

BMP Description: Erosion control blankets will be applied to protect exposed soil surfaces against erosion due to rainfall or flowing water. Erosion control blankets are proposed at slopes greater than 4:1 and also in areas of highly concentrated flows. Erosion control blankets are to be installed per manufacturers specifications and per the Illinois Urban Manual Standards.

<input checked="" type="checkbox"/> Permanent	<input type="checkbox"/> Temporary
Installation Schedule:	Erosion control blankets are to be installed while construction activities are occurring and/or after construction activities have been completed.
Maintenance and Inspection:	Inspections must occur at least one every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event during construction to check for tears or holes in blankets, and to ensure that water flowing over the blanket is not causing erosion. Any areas where the blanket is damaged or is not in close contact with the ground will be repaired or replaced.
Responsible Staff:	TBD

2.5 Protect Storm Drain Inlets

Inlet protection

BMP Description: Inlet protection is required at all proposed structures as they are constructed and any existing structures that will be receiving flow within the construction limits. The inlet protection will consist of a filter basket or filter fabric placed beneath the rim and should be installed to prevent any tears or damage during construction.

<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary
Installation Schedule:	Inlet protection for all existing structures will be installed before any construction activities begin on site. For each proposed structure, the inlet protection will be installed immediately after the installation of the structure.
Maintenance and Inspection:	The inlet protection is to be inspected once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event to check sediment load and identify tears in the filter. Maintenance will include removing any sediment, and repairing and replacing when necessary.
Responsible Staff:	TBD

Culvert Inlet Protection

BMP Description: Culvert Inlet protection is required at the proposed flared end section (FES) that is to be constructed. The culvert inlet protection will consist of a silt fence filter fabric placed around the opening and should be installed to prevent any tears or damage during construction.

<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary
Installation Schedule:	Inlet protection for the proposed FES will be installed immediately after completion of the structure.
Maintenance and Inspection:	The culvert inlet protection is to be inspected once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event to check sediment load and identify tears in the filter. Maintenance will include removing any sediment, and repairing and replacing when necessary.
Responsible Staff:	TBD

2.6 Establish Perimeter Controls and Sediment Barriers

Silt Fence

BMP Description: Silt fence will be installed around the temporary topsoil stockpile to prevent runoff from the stockpile onto the construction area. The silt fence consists of filter fabric stretched across and attached to posts that will intercept sediment from small tributary areas.

<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary
Installation Schedule:	The silt fence is to be installed as soon as the stockpile areas are established. The maximum drainage per overland flow to a silt fence shall not exceed $\frac{1}{2}$ acre per 100 feet of fence.
Maintenance and Inspection:	The silt fence is to be inspected once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event. Inspection will include ensuring the silt fence is installed properly so that water flows through the structure. Maintenance will include repairing or replacing if damaged, and the removal of sediment when the sediment reaches half the height of the silt fence.
Responsible Staff:	TBD

2.7 Establish Stabilized Construction Exits

Wheel Wash

BMP Description: A temporary wheel wash will be provided at the designated construction exit at the northwest side of the site. The wheel wash will be located on the existing pavement where the tires of vehicles can be cleaned of sediment to prevent track-out from the site. All wash water must be contained on site and filtered prior to being directed towards the existing storm drains.

<input type="checkbox"/> Permanent	<input checked="" type="checkbox"/> Temporary
Installation Schedule:	The temporary wheel wash is to be installed prior to the beginning of construction activities.
Maintenance and Inspection:	The wheel wash shall be maintained, adjusted, or relocated as necessary to prevent sediment from being tracked onto public roadways. Any sediment reaching a public road shall be removed by shoveling or street cleaning before the end of each working day.
Responsible Staff:	TBD

HOUSEKEEPING BMPS

3.1 Material Handling and Waste Management

Waste Materials

BMP Description: All waste materials on site are to be disposed in refuse containers. The containers are to be emptied when necessary by a trash disposal service and taken off site. No waste materials are to be discharged from the site with storm water. Containers must have watertight lids and meet all federal, state and municipal regulations.

Installation Schedule:	Trash containers are to be placed on site once construction has begun. Contractor to place containers in an appropriate location as needed for construction.
Maintenance and Inspection:	Trash containers are to be emptied weekly or more frequently if the container capacity is exceeded. Trash containers shall be inspected after any storm event of $\frac{1}{2}$ " or more.
Responsible Staff:	TBD

Hazardous Waste Materials

BMP Description: All hazardous waste materials brought onto site are to be properly stored, handled, dispensed and disposed of according to all applicable label directions. The storage and handling of any flammable and combustible liquids must meet the requirements according

to 29 CFR 1926.152. No hazardous waste materials are to be disposed of in the containers stored on site for waste materials.

Installation Schedule:	Storage containers for all hazardous waste materials are to be placed on site, in a separate location from the waste material containers, once construction has begun. Contractor to place containers in an appropriate location as needed for construction.
Maintenance and Inspection:	Hazardous waste containers shall be inspected weekly and after any storm event of $\frac{1}{2}$ " or more. Material Safety Data Sheets (MSDS) will be kept on site for any applicable materials.
Responsible Staff:	TBD

Sanitary Waste

BMP Description: Temporary sanitary facilities (portable toilets) will be provided at the site throughout the construction phase. The toilets will be placed in a location appropriate to the phase of construction. The portable toilets will be located away from a concentrated flow paths and traffic flow and may have collection pans underneath as secondary containment

Installation Schedule:	The portable toilets will be brought to the site once the staging area has been established and will be placed in a location that is appropriate to the phase of construction.
Maintenance and Inspection:	All sanitary waste will be collected from the portable facilities as recommended by the service provider. The portable toilets will be inspected weekly for evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets.
Responsible Staff:	TBD

3.2 Establish Proper Building Material Staging Areas

Materials Storage

BMP Description: All construction equipment and materials will be stored on site at a location deemed appropriate by the General Contractor and owner's representative. The General Contractor is to identify the location in the pre-construction meeting.

Installation Schedule:	A material storage area will be identified on site before any construction activities begin.
Maintenance and Inspection:	The storage area will be inspected weekly and within 24 hours after every $\frac{1}{2}$ " or greater rainfall event. The area is to be inspected for evidence of, or the potential for, pollutants entering the drainage system. Based on the results of the inspection, the description of potential pollutant sources identified in the plan and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall

	provide for timely implementation of any changes to the plan within seven (7) calendar days following the inspection.
Responsible Staff:	TBD

3.3 Designate Washout Areas

Concrete Washout Facility

BMP Description: A concrete washout facility is to be located on site to provide a location to contain concrete and liquids to rinse out machines using concrete after delivery. The washout facility will allow for easier disposal of the concrete and liquids. The washout facility will also prevent runoff of the liquids, which could contaminate the groundwater or clog storm drains and pipes.

Installation Schedule:	A concrete washout facility is to be installed before any concrete materials are used on site. The contractor is to place the facility in an appropriate location as needed for construction. The concrete washout facility is not to be located within 50 feet of storm drains, open ditches, or waterbodies.
Maintenance and Inspection:	Materials are to be removed if the facility has been filled to 75 percent capacity. The facilities should be inspected daily to ensure the container is not leaking or nearing capacity. The liquids shall be removed, or the facilities covered, before predicted rainstorms to prevent overflows.
Responsible Staff:	TBD

3.4 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices

Equipment / Vehicle Fueling and Maintenance

BMP Description: All equipment / vehicle fueling and maintenance will be performed off site. If minor vehicle maintenance or fueling is needed on site, all equipment fluids are to be disposed of into designated containers stored with the other hazardous materials.

Installation Schedule:	Containers to handle and dispose of hazardous materials are to be located on site as designated by the General Contractor if it becomes necessary to perform minor maintenance to equipment or vehicles on site.
Maintenance and Inspection:	All vehicles and equipment are to be inspected each day prior to use. Cleanup materials are to be kept on site if immediate cleanup becomes necessary.
Responsible Staff:	TBD

3.5 Control Equipment/Vehicle Washing

All equipment and vehicle washing shall be done off site. All water used for equipment and vehicle washing performed on site shall be filtered prior to discharge.

3.6 Spill Prevention and Control Plan

Spill Prevention and Control Plan

BMP Description: All spills are to be cleaned up immediately and are to be reported to the Owner. If a spill containing any hazardous materials or petroleum products has occurred on site in excess of Reportable Quantities as defined by the EPA, the spill must be immediately reported to the EPA National Response Center (1-800-424-8802) and the Illinois Emergency Management Agency (IEMA) (1-800-782-7860). The reportable quantity for all hazardous materials can be found in 40 CFR 302. The reportable quantity for all petroleum products for the state of Illinois is 25 gallons or less if the spill is contained.

Installation Schedule:	The spill prevention and control procedures will be put in place immediately upon the start of construction. Spill kits are to remain on site at all times in case of a spill.
Maintenance and Inspection:	The pre-construction meeting given by the General Contractor will review all procedures for spill prevention and control. Notices are to be available on site indicating the spill prevention and control plan.
Responsible Staff:	TBD

3.7 Any Additional BMPs

No additional BMP's above and beyond those previously mentioned in this document and shown on the engineering plans referenced herein are proposed at this time.

3.8 Allowable Non-Stormwater Discharge Management

The General NPDES Permit for Illinois prohibits most non-storm water discharges during construction. The following are allowable non-storm water discharges that are covered by the General Permit during construction activities:

1. Discharges from fire fighting activities;
2. Fire hydrant flushings;
3. Waters used to wash vehicles where detergents are not used;

4. Waters used to control dust;
5. Potable water sources including uncontaminated waterline flushings;
6. Landscape irrigation drainages;
7. Routine external building washdown which does not use detergents;
8. Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used;
9. Uncontaminated air conditioning condensate;
10. Springs;
11. Uncontaminated ground water;
12. Foundation or footing drains where flows are not contaminated with process materials such as solvents.

SECTION 4: SELECTING POST-CONSTRUCTION BMPs

There will be no post-construction BMP's to control pollutants in stormwater discharges after construction operations have been completed.

SECTION 5: INSPECTIONS

5.1 *Inspections*

1. *Inspection Personnel:*

Inspections shall be performed by a person knowledgeable in the principles and practices of erosion and sediment control measures, such as a licensed Professional Engineer (P.E.), a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Storm Water Inspector (CESSWI) or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharge from the construction activities.

The qualified Inspection Personnel are to be identified at a later date by the General Contractor.

2. *Inspection Schedule and Procedures:*

Qualified personnel (provided by the Owner or General Contractor) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall. It should be noted that inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections shall recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or discharge due to snowmelt occurs.

Qualified personnel means a person knowledgeable in the principles and practices of erosion and sediment controls measures, such as a licensed Professional Engineer (P.E.), a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Stormwater Inspector (CWSSWI) or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activities.

- a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

- b. Based on the results of the inspection, the description of potential pollutant sources identified in the plan in accordance with Part IV.D.1 (Site Description) of the Illinois General NPDES Permit and pollution prevention measures identified in the plan in accordance with Part IV.D.2 (Controls) of the Illinois General NPDES permit shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- c. A report summarizing the scope of the inspection, name and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the storm water pollution prevention plan, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The report shall be signed in accordance with Part VI.G (Signatory Requirements) of the Illinois General NPDES Permit.
- d. The Owner or General Contractor shall notify the appropriate Illinois Environmental Protection Agency Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of non-compliance for any violation of the storm water pollution prevention plan during any inspection conducted, or for violations of any condition of the Illinois General NPDES permit. The Owner or General Contractor shall complete and submit within 5 days an “incidence of non-compliance” (ION) report for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of the Illinois General NPDES permit. Submission shall be on forms provided by the Illinois Environmental Protection Agency and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.
- e. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements of the Illinois General NPDES Permit).
- f. After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of non-compliance shall be mailed to the Agency at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
2520 W Iles Avenue
Post Office Box 19276
Springfield, Illinois 62794-9276

5.2 Delegation of Authority

Please refer to Appendix J for Delegation of Authority.

5.3 Corrective Action Log

Actions taken to correct a violation, repairs to damaged materials or replacement of BMPs shall be noted in the Corrective Action Log in Appendix F.

SECTION 6: RECORDKEEPING AND TRAINING

6.1 Recordkeeping

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

Date(s) when major grading activities occur:

See Appendix I Grading and Stabilization Activities Log

Date(s) when construction activities temporarily or permanently cease on a portion of the site:

See Appendix I Grading and Stabilization Activities Log

Date(s) when an area is either temporarily or permanently stabilized:

See Appendix I Grading and Stabilization Activities Log

6.2 Log of Changes to the SWPPP

Log of changes and updates to the SWPPP

Changes to the design, location of BMPs, sequence of construction, operation, maintenance or material substitutions shall be amended on the plans and appropriately logged in Appendix G.

SECTION 7: FINAL STABILIZATION

Permanent Seeding and Sodding

BMP Description: Permanent stabilization will be provided immediately after the completion of all other construction events, no more than seven (7) days after the construction in a portion of the site has permanently ceased. Refer to the landscape plan for final stabilization proposed.

<input checked="" type="checkbox"/> Permanent	<input type="checkbox"/> Temporary
Installation Schedule:	Seed shall be planted or sod laid immediately on any portion of the site that has permanently finished all other construction activities, but no later than seven (7) days after the completion of construction.
Maintenance and Inspection:	Inspections must occur at least once every seven (7) calendar days and after every $\frac{1}{2}$ " or greater rainfall event during construction. Maintenance includes watering, fertilizing, and reseeding as needed to maintain adequate vegetative density. Once construction is complete, the permanent stabilization will be monitored until final stabilization is reached. Final stabilization is reached when 70% of the ground cover is permanently stabilized.
Responsible Staff:	TBD

SECTION 8: CERTIFICATION AND NOTIFICATION

NPDES OWNER CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name

Company

Title

Address

Signature

Telephone

Date

NPDES CONTRACTOR CERTIFICATION

Certification Statement. All contractors and subcontractors identified to implement or maintain a stormwater pollution prevention measure shall sign a copy of the following Certification Statement before conducting any service at SEASONS AT ELGIN – SOUTHWEST CORNER OF HOPPS ROAD AND RANDALL ROAD, ELGIN, IL:

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification."

Name

Company

Title

Address

Signature

Telephone

Date

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – General Location Map

Appendix B – Site Maps

Appendix C – Construction General Permit

Appendix D – NOI and Acknowledgement Letter from EPA/State

Appendix E – Inspection Reports

Appendix F – Corrective Action Log

Appendix G – SWPPP Amendment Log

Appendix H – Subcontractor Certifications/Agreements

Appendix I – Grading and Stabilization Activities Log

Appendix J – Delegation of Authority

Appendix K – Site Specific Permits

APPENDIX A

GENERAL LOCATION MAP

Appendix A

Site Location Map



APPENDIX B**SITE MAPS**

Please refer to Sheet 3-4 (“Soil Erosion and Sediment Control Plan and Details”) of the plan set titled “SEASONS AT CREST HILL” by Manhard Consulting, Ltd.

APPENDIX C
CONSTRUCTION GENERAL PERMIT

APPENDIX D

NOTICE OF INTENT (NOI)

NOTICE OF TERMINATION (NOT)

The Notice of Termination will be completed, certified and submitted once the construction site has been stabilized upon project completion.

APPENDIX E
INSPECTION REPORTS
INCIDENCE OF NON-COMPLIANCE (ION) FORM

APPENDIX F

CORRECTIVE ACTION LOG

Appendix F – Corrective Action Log

Project Name:
SWPPP Contact:

Inspection Date	Inspector Name(s)	Description of BMP Deficiency	Corrective Action Needed (including planned date/responsible person)	Date Action Taken/Responsible person

APPENDIX G**SWPPP AMENDMENT LOG**

Appendix G – SWPPP Amendment Log

Project Name:

SWPPP Contact:

Amendment No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

APPENDIX H

SUBCONTRACTOR CERTIFICATION / AGREEMENTS

Appendix H –Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION STORMWATER POLLUTION PREVENTION PLAN

Project Number: _____

Project Title: _____

Operator(s): _____

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the BMPs and practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address:

Telephone Number:

Type of construction service to be provided:

Signature:

Title:

Date:

SEASONS AT CREST HILL CREST HILL ILLINOIS

APPENDIX I

GRADING AND STABILIZATION ACTIVITIES LOG

Appendix I – Grading and Stabilization Activities Log

Project Name:

SWPPP Contact:

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

APPENDIX J
DELEGATION OF AUTHORITY

Appendix J1 –Delegation of Authority Form – General Contactor Only

Note: This form is for use by the Contractor whether or not Manhard is providing compliance observation and reporting onsite. Manhard Employees should NOT sign this form. If Manhard is providing compliance observation and reporting, Manhard Employees should be listed in Appendix K2 and sign it.

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with the environmental requirements outlined in the Construction General Permit ILR-10, at the SEASONS AT ELGIN construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

(name of person or position)
(company)
(address)
(city, state, zip)
(phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Part VI.G.2 of the Illinois EPA General NPDES Permit, and that the designee above meets the definition of a "duly authorized representative" as set forth in Part VI.G.2.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____

Company: _____

Title: _____

Signature: _____

Date: _____

Appendix J2 –Delegation of Authority Form – Compliance Observation and Compliance Reporting

Note: This form is for use when Manhard is providing compliance observation and reporting onsite. It is for signature by Manhard Employees, as it is specific to the services that Manhard Consulting provides. The highlighted paragraph below can be removed if the client is sensitive to the wording. Manhard employees should NOT sign Appendix K1, as it is intended for situations where the contractor is responsible for its own inspections and includes implementation and installation of compliance measures.

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing weekly compliance observations and compliance reporting per the environmental requirements outlined in the Construction General Permit ILR-10, at the SEASONS AT ELGIN construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit in regards to compliance observations and reporting.

(name of person or position)
(company)
(address)
(city, state, zip)
(phone)

It should be noted that this Authority includes responsibility for compliance monitoring and compliance reporting of erosion and sediment control measures only. The designated person or position is not responsible for any violations of The Construction General Permit ILR-10.

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Part VI.G.2 of the Illinois EPA General NPDES Permit, and that the designee above meets the definition of a "duly authorized representative" as set forth in Part VI.G.2.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____

Company: _____

Title: _____

Signature: _____

Date:

APPENDIX K

SITE SPECIFIC PERMITS
ILLINOIS HISTORIC PRESERVATION AGENCY (IHPA)
ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR)



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Will County
Crest Hill
SE of Renwick Rd. and Weber Rd.
Section:20-Township:36N-Range:10E
IEPA
New Construction, Multi-Family Residential Development

PLEASE REFER TO: SHPO LOG #010090425

September 29, 2025

Grant Wasielewski
Manhard Consulting, Ltd.
One E. Wacker Dr., Suite 2700
Chicago, IL 60601

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits (including non-reporting), use federal property, or involve assistance from a federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

Applicant: Manhard Consulting
Contact: Grant Wasielewski
Address: 1 E. Wacker Drive Suite 2700
 Floor 27
 Chicago, IL 60601

Project: Seasons at Crest Hill
Address: SEC of Renwick Rd and Weber Rd, Crest Hill

IDNR Project Number: 2604696
Date: 09/03/2025

Description: The project consists of construction of a 14.89 multifamily development and a 1.01 acre future commercial outlet, along with needed utilities and parking infrastructure.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Will

Township, Range, Section:
36N, 10E, 20



IL Department of Natural Resources

Contact

Isabella Newingham
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Permit Section
2520 W Iles Ave,
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.